



Panthers Place, Chesterfield, S41 7GZ

£168,000

Leasehold



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Acquire Sales and Lettings are pleased to bring this modern, two double bedroom semi detached house to the market. Located on a cul de sac, in the sought after Portlands development on the former rugby ground, it provides excellent access to major road links, schools and shops. The property is well presented, making it the perfect starter or family home. The property briefly comprises of entrance hallway giving access to the kitchen, lounge/diner, WC and stairs. To the first floor there are two double bedrooms, family bathroom and access to the loft. Two allocated parking spaces to the side and an enclosed, low maintenance garden to the rear.



ENTRANCE HALL

Vinyl laminate flooring and gas central heated radiator. Offers access to living room, kitchen, WC and stairs to the first floor.

KITCHEN

8' 6" x 6' 5" (2.606m x 1.965m) Vinyl laminate to floor and upvc double glazed window to front elevation. Full range of modern wall and base units with electric oven and gas hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine.

LOUNGE/DINER

13' 10" x 14' 4" (4.234m x 4.391m) Carpet to floor, two gas central heated radiators, upvc double glazed window to side elevation and double patio doors leading to garden. Access to large under stairs storage. Generous sized room with space for large sofa and dining table.

WC

4' 9" x 2' 11" (1.451m x 0.912m) Vinyl laminate to floor, gas central heated radiator and upvc double glazed window to side elevation. Two piece suite comprising of low level wc and wash hand basin.

BEDROOM 1

11' 4" x 12' 3" (3.472m x 3.746m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Fitted wardrobe and over stairs storage cupboard.

BEDROOM 2

11' 0" x 7' 6" (3.357m x 2.294m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

BATHROOM

6' 2" x 6' 6" (1.884m x 1.990m) Wooden laminate tiles to floor, gas central heated radiator, extractor fan and upvc double glazed frosted window to rear elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

OUTSIDE

To the side of the property are two allocated parking spaces. To the rear is an enclosed low maintenance garden with outside tap, lawn and patio. There is access via side gate or patio doors.

LEASE DETAILS AND DISCLAIMER

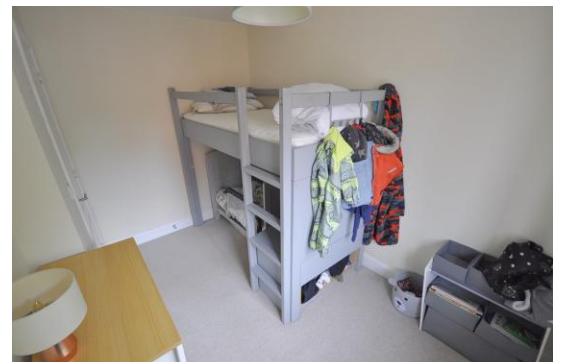
Council tax band A.

999 year lease from 2016.

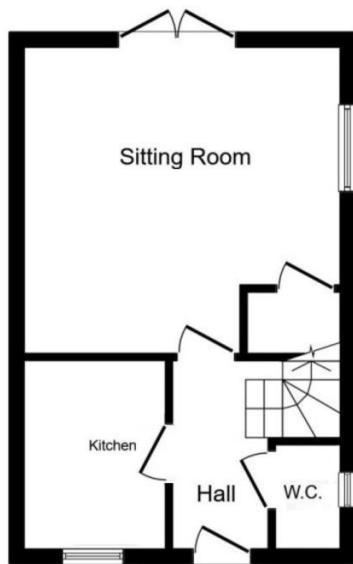
Annual service charge of circa £160.

Annual ground rent of circa £200.

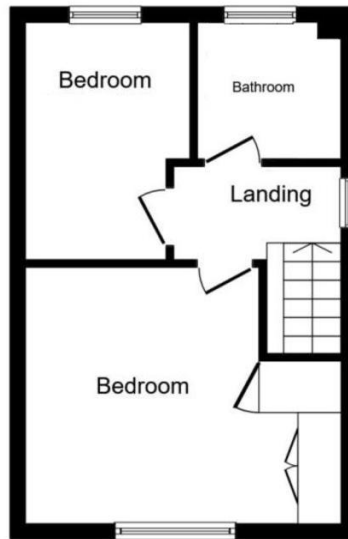
Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



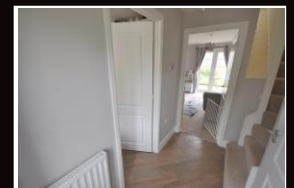
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		



Ground Floor



First Floor



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.