



18 Grove Road, Chesterfield, S41 8LN  
£299,950





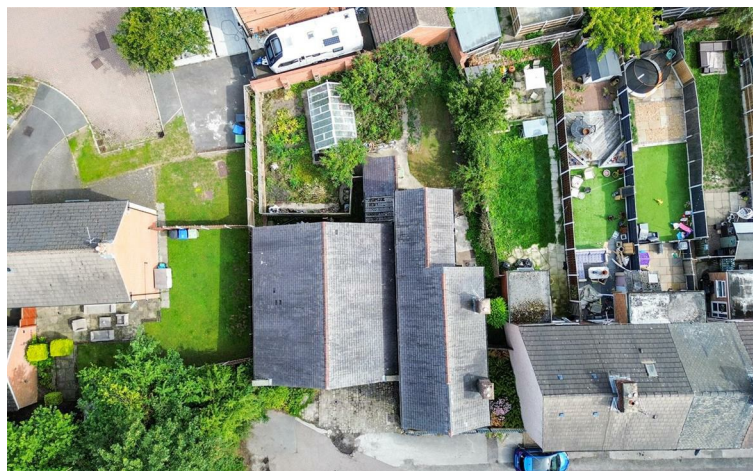
Nestled on Grove Road in the charming town of Chesterfield, this detached three-bedroom house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, making it ideal for family living. The three well-proportioned bedrooms offer comfortable accommodation, while the bathroom is conveniently located to serve the household.

One of the standout features of this property is the large double garage and workshop, which not only provides excellent storage but also presents the possibility for business use, catering to those with entrepreneurial aspirations. The fully enclosed rear garden is a delightful space, complete with a greenhouse, perfect for gardening enthusiasts or simply enjoying the outdoors in privacy.

This property is available with no chain, allowing for a smooth and efficient purchase process. With its potential for transformation and desirable location, this detached house on Grove Road is an excellent opportunity for buyers looking to invest in a property with character and possibilities. Don't miss the chance to make this house your home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



**GROUND FLOOR**

**Entrance Hallway**

43'0" x 6'6".0'0" (13.11 x 2.00)  
Providing access to the Living Room, Dining Room and first floor via stairs. There is also a small cupboard below the stairs.

**Living Room**

11'10" x 11'10" (3.63 x 3.63)  
The living room is a spacious area located to the front of the property. It boasts a large double glazed bay window with radiator below and exposed wood flooring.

**Dining Room**

11'10" x 15'9" (3.63 x 4.81)  
The Dining Room is located to the rear of the property which has tiled flooring and two double glazed windows, one with a radiator below. There is also a gas fire on the chimney breast and access is given into the Kitchen.

**Kitchen**

9'11" x 9'10" (3.03 x 3.01)  
Also located to the rear is the kitchen. It has ample wall and base units incorporating a sink and drainer with mixer tap and integrated gas hob and double oven. There is also a built in seating area ideal for meals. The flooring is a tile effect vinyl and there is a double glazed window, radiator and double glazed door providing access out to the rear garden.

**FIRST FLOOR**

**Landing**

The landing has ample space and provides access to all three bedrooms and bathroom. It also boasts a

beautiful stained glass window providing ample natural light into the Landing space.

**Bedroom One**

12'0" x 15'6" (3.67 x 4.74)  
A spacious double bedroom located to the front of the property. It has two double glazed windows and a single radiator below.

**Bedroom Two**

11'10" x 12'7" (3.63 x 3.84)  
A further spacious double bedroom located to the rear of the property. It has exposed wood flooring and a double glazed window and radiator below.

**Bathroom**

6'4" x 6'10" (1.94 x 2.10)  
A spacious bathroom located to the rear of the property also. It has carpeted flooring and single glazed sash window. The walls are tiled and there is a three piece bathroom suite in pink which includes a low flush WC, pedestal wash basin and bath tub.

**Bedroom Three**

9'6" x 9'10" (2.90 x 3.01)  
A good sized bedroom to the rear of the property which has exposed wood flooring, window and radiator below.

**EXTERNAL**

**Front**

To the front of the property is a gated garden which provides access into the property via front door and access down the side of the property through to the rear garden. This is accessed via a lockable gate. To the front of the garages is a stone driveway with space for a couple of vehicles to park.

**Rear**

To the rear of the property is a beautiful, fully enclosed garden which has a lawned area and multiple flower beds. Outbuildings include a WC, two tool sheds, an old boiler room and large Greenhouse. Access is also given to the double garage/workshop.

**Double Garage**

32'1" x 30'0" (9.80 x 9.16)  
An extremely spacious double garage/ workshop with 2 roller shutter doors, windows and rear door. Ideal for a business or storage. It also has a mezzanine floor currently used for storage.

**Tenure**

The property is understood to be Freehold

**Viewing**

Strictly accompanied with the selling agent. Call us on 01246 232156 to arrange an appointment.

**Services**

All mains services are understood to be connected.

**EPC Rating**

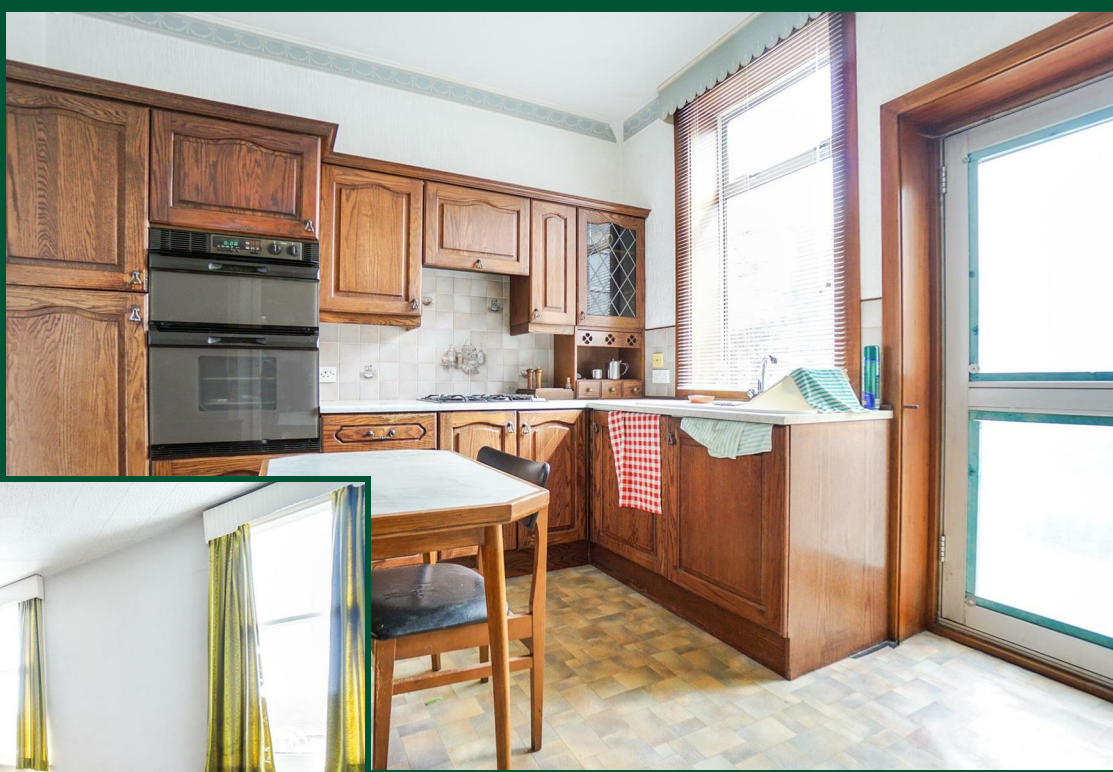
To be confirmed

**Council Tax Banding**

Band B - Chesterfield Borough Council

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.

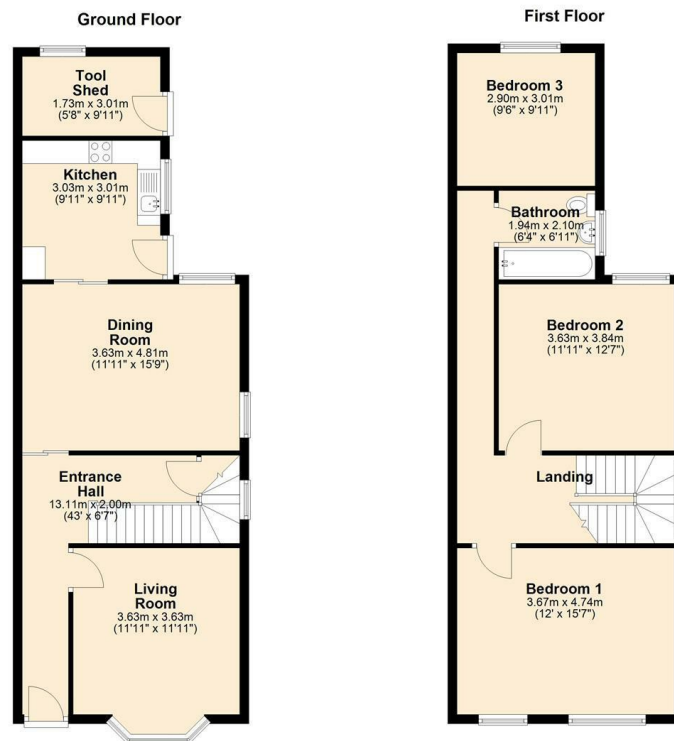












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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