



12 Walgrove Road, Chesterfield, S40 2DR
£240,000



NO UPWARD CHAIN - THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF ROAD PARKING -

Situated near the town centre with various transport links and easy access to the M1 Motorway, this three bedroom semi-detached property briefly comprises: entrance hallway, utility area, lounge, kitchen and separate dining area to the ground floor. To the first floor, there are three generously sized bedrooms, a family bathroom and an additional storage cupboard.

Externally, the property has a driveway providing off road parking to the front for two vehicles and a garage. To the rear, there is patioed area leading to laid lawn.

The property is available with no upwards chain making it desirable for those who want a swift move.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

The Entrance Hallway is spacious and provides access to the Living Room, Dining Room, Kitchen and utility room which contains the modern combination boiler, smart meter and plumbing for a washing machine or dishwasher. There could also be potential for a downstairs W/C.

Living Room

11'11" x 11'6" (3.65 x 3.53)

A spacious Living Room located to the front of the property with large double glazed window with radiator below. The flooring is carpeted and boasts a small alcove with light.

Dining Room

16'3" x 11'6" (4.96 x 3.53)

The Dining Room has carpeted flooring and open gas fire alongside a large double glazed window with radiator below.

Kitchen

10'11" x 6'3" (3.35 x 1.91)

The kitchen is located to the rear of the property offering access to the rear garden. The kitchen boasts ample wall and base units with worktops and undercounter lights. There is a gas hob and electric oven with extractor fan over and brand new washing machine. Tiled walls and flooring.

FIRST FLOOR

Landing

This is carpeted and provides access to the Bathroom and three bedrooms. There is a cupboard and access to the loft alongside a double glazed window to the side of the property.

Bedroom One

11'11" x 11'6" (3.65 x 3.53)

An extremely spacious double bedroom to the front of the property with carpeted flooring and a large double glazed window with radiator below.

Bedroom Two

10'0" x 11'6" (3.05 x 3.53)

The Second bedroom is located to the rear of the property and is a good sized double. It has carpeted flooring and a double glazed window with radiator below. There are also some integrated wardrobes included.

Bathroom

7'5" x 6'3" (2.28 x 1.91)

The Bathroom is a great size and located to the front of the property. It has wood effect flooring and uPVC walls. It boasts a radiator and 2 double glazed windows. There is a three piece bathroom suite in white which includes a low flush WC, pedestal wash basin and bath tub with shower over.

Bedroom Three

10'0" x 6'3" (3.05 x 1.91)

A good size third bedroom to the rear of the property which has carpeted flooring and a large double glazed window with radiator below.

EXTERNAL

Front

To the front of the property is the spacious front garden which has a small lawned area and driveway leading to the detached garage with up and over door and electric car charging point to the side. The roof has been recently replaced including the gully between the properties. There is also a Sky dish and fibre optic cable access.

Rear Garden

The Rear Garden is fully enclosed and is mostly laid to lawn. The boarder is a mixture of fencing, trees and dry stone walls. The side of the property has access to the garage and there is a hot and cold tap also on offer and 13 amp electric points for outdoor working.

Tenure

Freehold

Viewing

Strictly by contacting the agents; Rachael, Marc or Imogen on 01246 232156/residential@wtparker.com

EPC Rating

Band D

Council Tax Banding

Band C - Chesterfield Borough Council

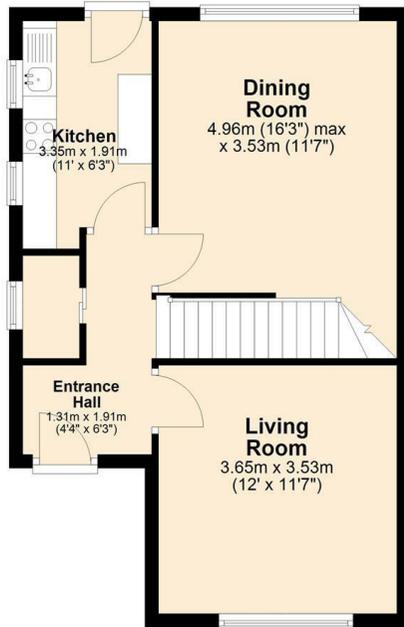
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Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(81-81)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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