



53 Coniston Road, Chesterfield, S41 8JE  
£220,000





Nestled on Coniston Road in the charming town of Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The property boasts a large block-paved driveway, providing ample parking for up to two vehicles, ensuring ease of access at all times. The tiered rear garden is a standout feature, offering a spacious outdoor area that is perfect for al fresco dining or simply enjoying the fresh air. This garden is a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumbs.

Inside, the house is double glazed throughout, ensuring warmth and energy efficiency. A notable highlight is the loft conversion, which has transformed the upper level into an exceptionally spacious bedroom, providing a private retreat away from the main living areas.

The location is superb, with easy access to Chesterfield town centre and Sheffield city centre, making it ideal for commuters and those who enjoy the vibrancy of city life. The property is presented well and includes an outbuilding, perfect for additional storage needs.

This semi-detached home on Coniston Road is a fantastic opportunity for anyone looking to settle in a well-connected area while enjoying the comforts of a spacious family home. Don't miss the chance to make this lovely property your own.

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



**GROUND FLOOR**

**Entrance Hallway**

13'2" x 6'6" (4.03 x 2.00)  
Spacious and welcoming Entrance Hallway which allows access to the First floor via stairs, Living Room and WC.

**Living Room**

12'2" x 13'5" (3.73 x 4.10)  
The Living Room is located to the front of the property. It has wood effect laminate flooring and a large double glazed bay window with radiator below. Access is given to the Kitchen Diner.

**Kitchen Diner**

8'9" x 13'5" (2.68 x 4.10)  
Located to the rear, the Kitchen Diner has wood effect flooring, a large double glazed radiator, a double radiator and uPVC door leading out to the rear garden. It has ample wall and base units incorporating a large worktop and single circular sink with mixer tap over and drainer. There is an integrated electric oven with gas hob and extractor fan above, including space and plumbing for a washing machine and dishwasher. There is also a pantry on offer for extra storage.

**WC**

Located on the ground floor and has tiled flooring and walls. There is a double glazed window with exposed glass and radiator. On offer is a low flush WC and wash basin with storage below.

**FIRST FLOOR**

**Landing**

15'8" x 6'3" (4.78 x 1.93)  
The Landing is carpeted and has a double glazed window and provides access to the Bathroom and three bedrooms.

**Bedroom One**

10'7" x 13'6" (3.25 x 4.14)  
A spacious double located to the front of the bedroom. It has carpeted flooring and a large double glazed window with radiator below. There is also a built in storage cupboard.

**Bedroom Two**

10'4" x 13'5" (3.16 x 4.10)  
This is a further double sized bedroom located to the rear which has carpeted flooring and a double glazed window with radiator below. A further storage cupboard/wardrobe is also here.

**Bathroom**

5'4" x 6'3" (1.63 x 1.93)  
The Bathroom has tiled flooring and walls, a large double glazed window with exposed glass and a heated towel rail. There is a three piece suite in white which includes a low flush WC, pedestal wash basin and bath tub with shower over.

**SECOND FLOOR**

**Bedroom Three**

15'2" x 19'8" (4.64 x 6)  
An extremely spacious double bedroom with carpeted flooring, radiator and 4 double glazed Velux Windows.

**EXTERNAL**

**Front**

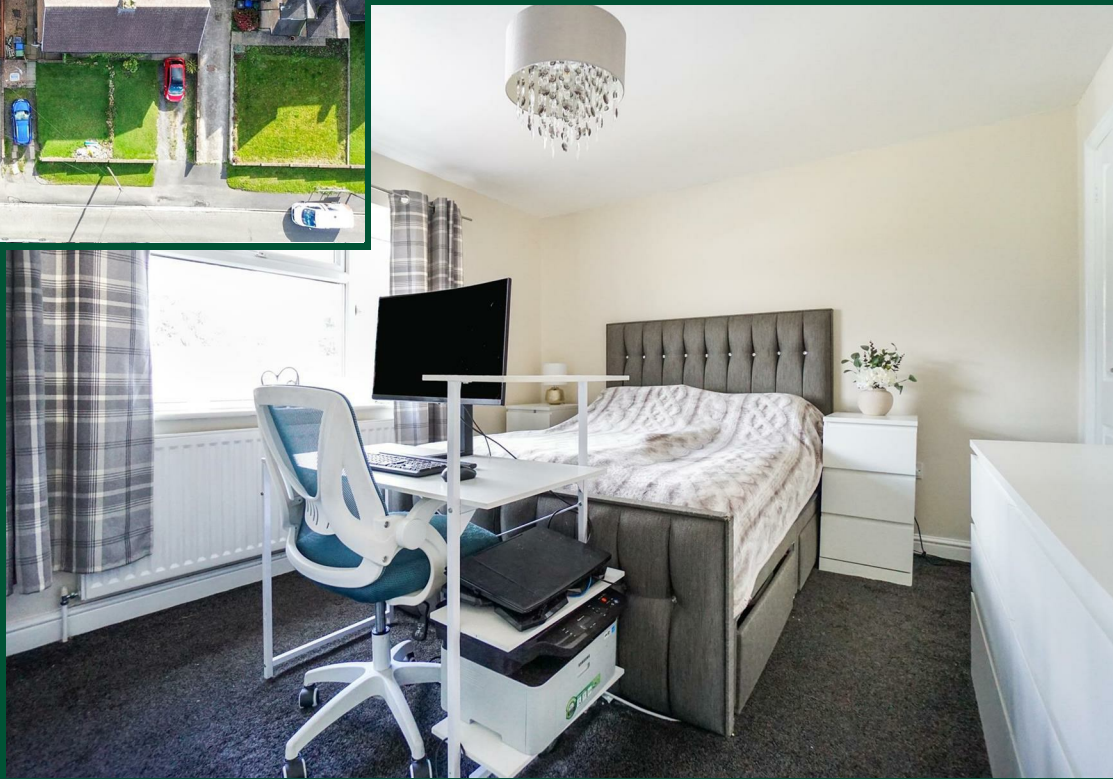
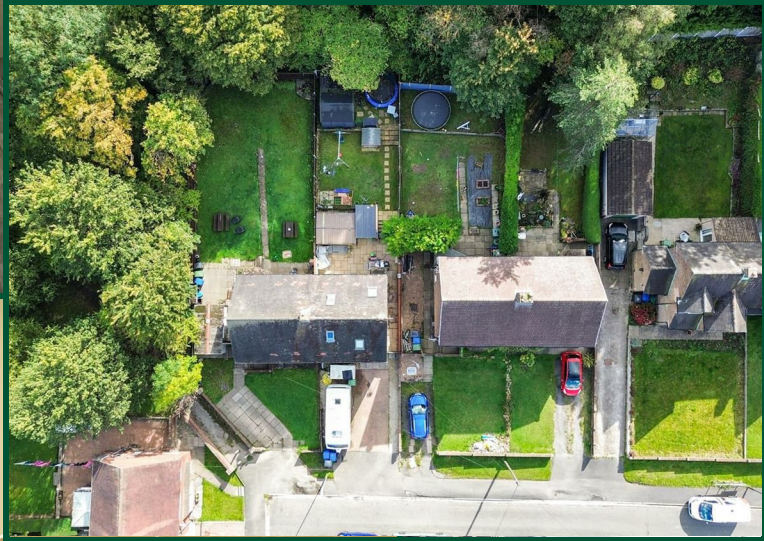
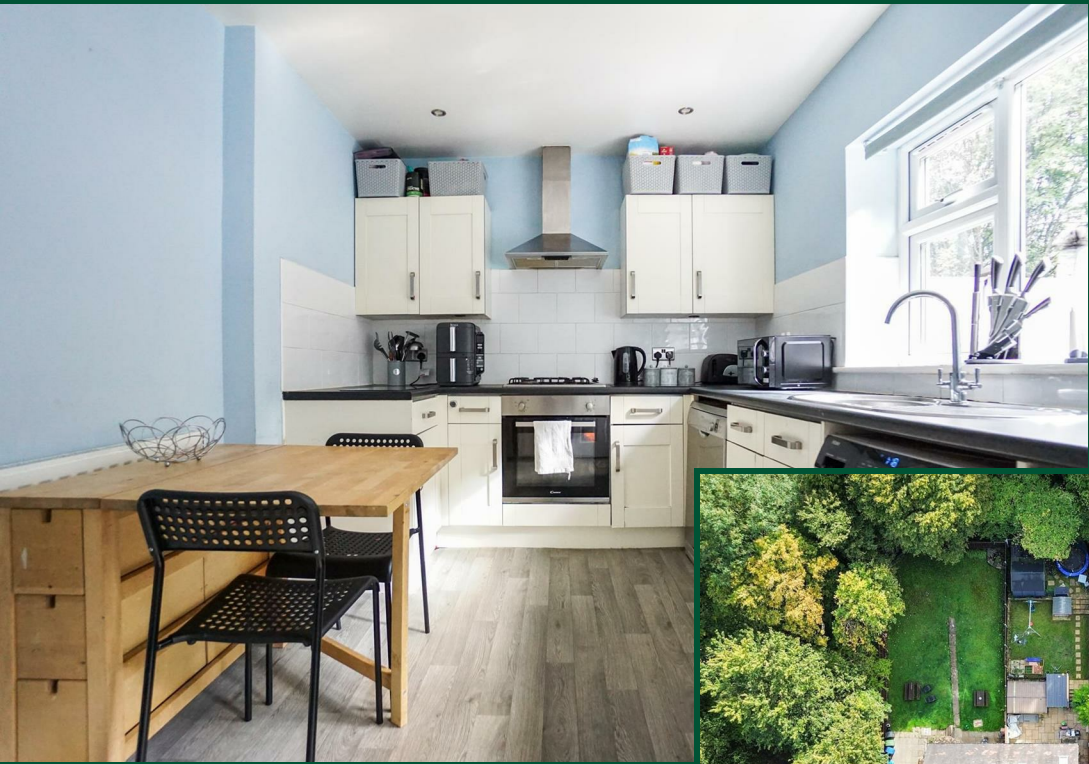
A beautifully presented property which has a large block paved driveway which can accommodate multiple vehicles including a lockable gate which provides access to the rear garden.

**Rear Garden**

A very large rear garden with a good sized Indian stone patio area providing access to a large shed which in turn leads up to the second tier which is mainly laid to lawn. Down to the rear of the garden is a further lawned area which overlooks trees. The whole garden is fully enclosed.

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.







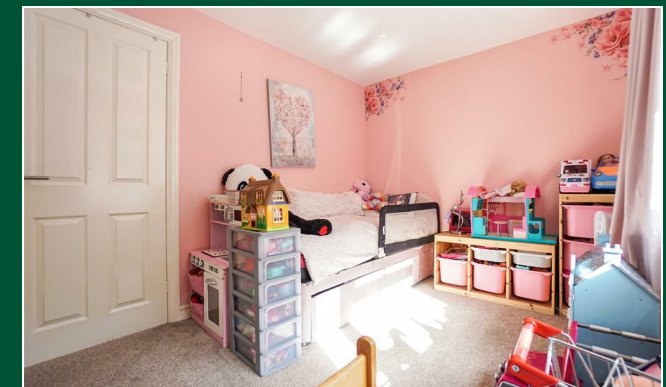
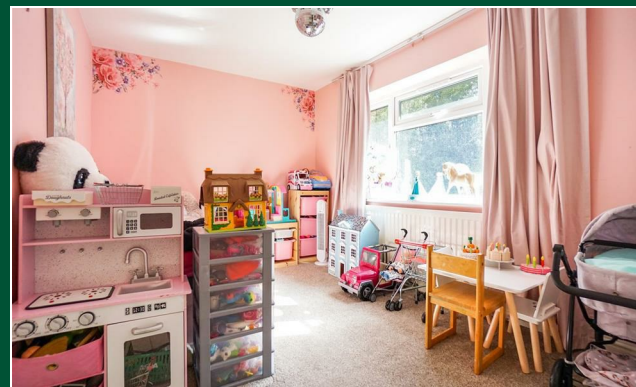
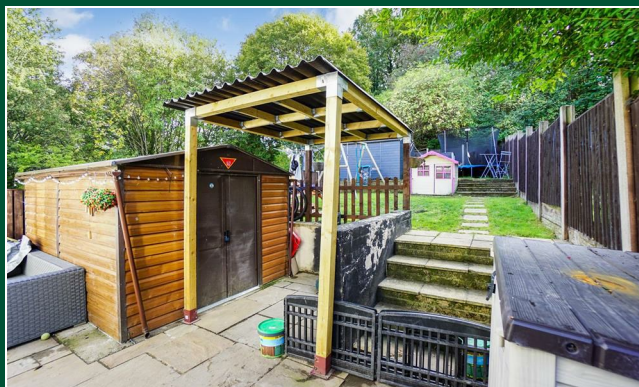






Total area: approx. 107.8 sq. metres (1159.9 sq. feet)

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



4 Glumangate, Chesterfield, S40 1QA  
 Telephone: 01246 232156  
 E-Mail: [residential@wtparker.com](mailto:residential@wtparker.com)  
 Website: [www.wtparker.com](http://www.wtparker.com)