



**wards**  
estate agents

**9 Avondale Road**  
, Chesterfield, S40 4TF

**Guide price £325,000**

## 9 Avondale Road

Chesterfield, S40 4TF

Guide Price £325,000 - £345,000

We are delighted to present to the open market this deceptively spacious PERIOD FOUR BEDROOM SEMI DETACHED FAMILY HOUSE situated within this extremely popular residential town centre location with easy access to local shops, bus routes, reputable schooling, train station and town centre facilities. West Facing rear well established enclosed gardens with patio!

Retaining many original features the family accommodation of 1480 sq ft benefits from gas central heating with a combi boiler and part uPVC/wooden window frames. Pleasantly decorated throughout the interior comprises of front porch, entrance hall, family reception room, rear dining room and breakfasting kitchen. To the first floor main double bedroom, two further double bedrooms and 4th spacious versatile bedroom which could be used for office or home working, family bathroom with 3 piece suite

Front low brick wall with decorative railing and mature forecourt garden. Shared access gennel to the rear garden. West facing garden with walled boundaries. Stone paved patio and level lawn area. Well established planted borders with an abundance of mature shrubs, perennials, flowers and bushes. Perfect setting for family and social entertaining. Two outhouses.





### Additional Information

Gas Central Heating -  
Part uPVC/Part wooden framed windows with sealed units  
Wooden window frame with single glazing to reception room  
Gross Internal Floor Area - 137.5 Sq.m/ 1480.1 Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area - Outwood Academy School

### Basement

26'9 x 5'3 (8.15m x 1.60m)

### Entrance Porch

4'5 x 4'0 (1.35m x 1.22m)

Wooden front doors into the Porch.

### Main Entrance Hallway

22'6 x 5'3 (6.86m x 1.60m)

Original wooden internal door with feature stained glass panels.

### Reception Room

13'5 x 12'11 (4.09m x 3.94m)

Superb front aspect bay with wooden frame and single glazing. Original skirtings and picture rails. Feature fireplace with slate hearth and gas-fire.

### Dining Room

13'11 x 12'2 (4.24m x 3.71m)

Rear aspect window. Original coving. Inset brick chimney with open grate.

### Kitchen / Breakfast Room

13'1 x 11'10 (3.99m x 3.61m)

Comprising of a range of base and wall units with work surfaces having inset sink and tiled splash backs. Space for washer, dishwasher and fridge/freezer. Integrated double oven, hob and extractor fan. Worcester Bosch Combi Boiler which is serviced. Rear uPVC door to the garden. Access door to the useful cellar with surplus amounts of storage space having lights and power.

### First Floor Landing

14'1 x 4'8 (4.29m x 1.42m )

Storage cupboard to the landing- access to the attic space which is partly boarded and could be potentially converted to further bedroom space (subject to consents)

### Front Double Bedroom One

13'7 x 12'11 (4.14m x 3.94m)

Front aspect wooded window with sealed unit and additional secondary glazing.





### **Rear Double Bedroom Two**

14'1 x 12'2 (4.29m x 3.71m)

A second good sized double room with rear aspect uPVC window which overlooks the rear gardens.

### **Rear Double Bedroom Three**

13'1 x 8'6 (3.99m x 2.59m)

Third double bedroom with rear uPVC window overlooking the rear gardens.

### **Front Bedroom Four**

12'11 x 5'11 (3.94m x 1.80m)

A good sized versatile bedroom which could be used for office or home working space.

### **Family Bathroom**

13'1 x 5'1 (3.99m x 1.55m)

Comprising of a White 3 piece suite which includes bath with electric shower and screen, wash hand basin set in vanity cupboard, low level WC. Chrome heated radiator. Access to the loft space.

### **Outside**

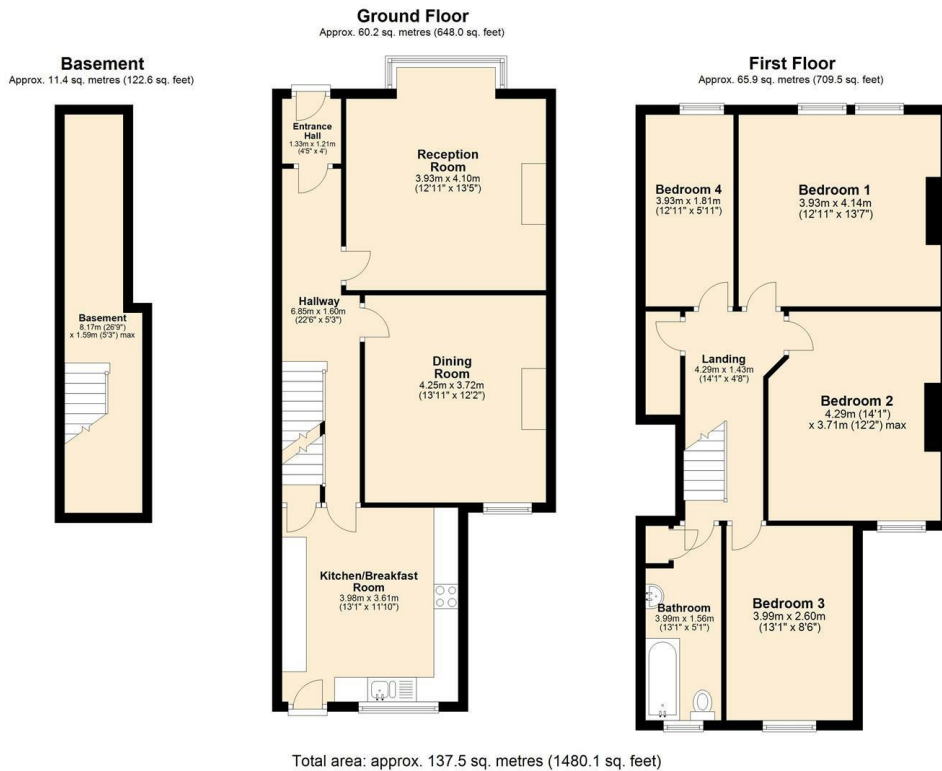
Front low brick wall with decorative railing and mature forecourt garden. Shared access gennel to the rear garden. West facing garden with walled boundaries. Stone paved patio and level lawn area. Well established planted borders with an abundance of mature shrubs, perennials, flowers and bushes. Perfect setting for family and social entertaining. Two outhouses.

### **School catchment areas**

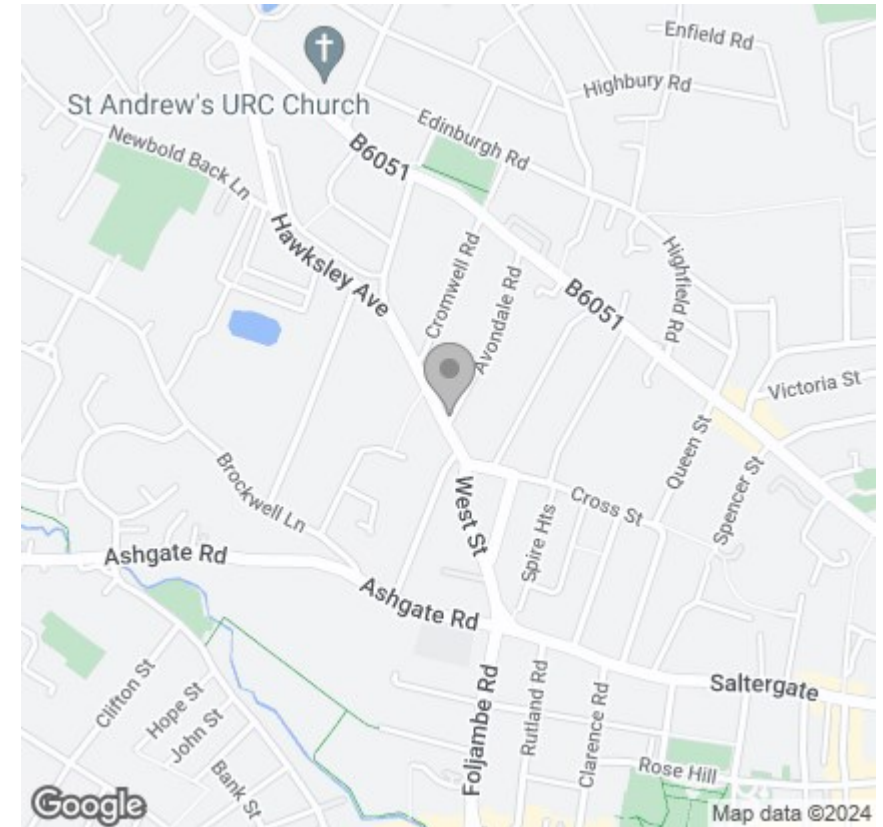
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan



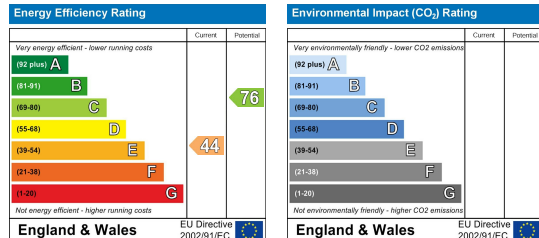
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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