



w**ards**
estate agents

15 Churston Road
Ashgate, Chesterfield, S40 1HR

£170,000

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Deceptively spacious THREE BEDROOM MID TERRACED FAMILY HOME which is in need of some upgrading and is situated in this highly sought after residential location being within the Brookfield School Catchment!. Close to local amenities, schools, bus routes and close proximity to the town centre.

Internally the family accommodation benefits from gas central heating with a Combi Boiler 2022, uPVC double glazing and comprises of entrance hall, fitted kitchen with utility space, family reception room with patio doors onto the rear gardens. To the first floor main double bedroom, second double bedroom and good sized versatile bedroom which could be used for office or home working, family bathroom with 2 piece suite and separate WC.

Front car standing spaces for up to two vehicles. Good sized enclosed rear gardens with substantially fenced boundaries and well tended lawns.

Additional Information

Gas Central Heating-Vaillant Combi Boiler- 2022
uPVC Double Glazed Windows
Gross Internal Floor Area - 79.9 Sq.m / 860.0 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Brookfield Community School

Entrance Hall

11'0" x 6'2" (3.35m x 1.88m)

Front composite entrance door. Useful storage cupboards with consumer unit.

Fitted Kitchen

12'8" x 8'7" (3.86m x 2.62m)

Comprises of a range of base and wall units with complimentary work surfaces over and inset ceramic sink. Integrated electric oven, gas hob and extractor fan. Space for dishwasher and fridge freezer. uPVC door to the rear.

Utility/Store

5'3" x 2'9" (1.60m x 0.84m)

Space and plumbing for washing machine. Vaillant Combi Boiler 2022. Door to the rear garden.

Reception Room

17'3" x 10'10" (5.26m x 3.30m)

A spacious family living room with patio doors onto the rear gardens.

First Floor Landing

12'1" x 5'10" (3.68m x 1.78m)

Useful linen storage cupboards.

Rear Double Bedroom One

14'2" x 9'7" (4.32m x 2.92m)

Main double bedroom with rear aspect window. Walk in storage cupboards





Rear Double Bedroom Two

11'2" x 8'6" (3.40m x 2.59m)
A second double bedroom with rear aspect window and built in storage cupboards

Rear Bedroom Three

11'2" x 7'6" (3.40m x 2.29m)
A good sized third bedroom with could also be used for office or home working.

Family Bathroom

5'10" x 5'3" (1.78m x 1.60m)
Being fully tiled and comprising of a 2 piece suite which includes panelled bath with rain shower above and pedestal wash hand basin. Access to the insulated loft space.

Separate WC

5'1" x 2'10" (1.55m x 0.86m)
Low level WC

Outside

Front car standing spaces for up to two vehicles.
Good sized enclosed rear gardens with substantially fenced boundaries and well tended lawns.



School catchment areas

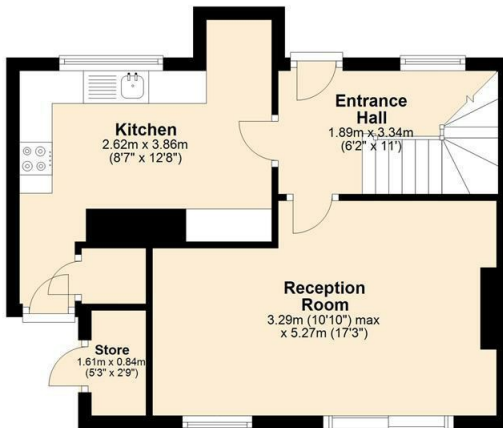
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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

Ground Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)

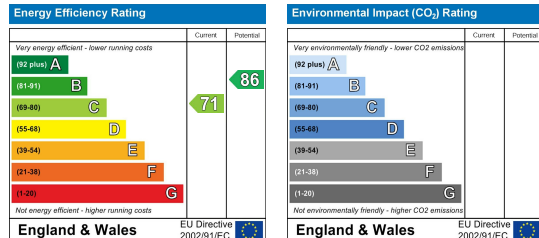


Total area: approx. 79.9 sq. metres (860.0 sq. feet)

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



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

Area Map



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.

