



w**ards**
estate agents

148 Park Road

Chesterfield, S40 2LG

Asking price £210,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is recommended of this deceptively spacious THREE BEDROOM SEMI DETACHED PERIOD FAMILY HOUSE which is situated in this extremely popular residential location within the town centre having immediate access to the retail park for shopping, town centre shops and facilities, bus station, Queens Park Leisure Centre and major commuter road links on the A61/A617/M1 Motorway J29.

Requiring a scheme of modernisation works the current family accommodation benefits from gas central heating with a Combi boiler(new in 2024) mostly uPVC double glazing and comprises of spacious entrance hall, front dining room, family reception room and fitted Shaker Oak kitchen with access to the rear uPVC Conservatory having French doors onto the rear gardens.

To the first floor there are two generous double bedrooms both having built in wardrobes and a versatile third bedroom which could be used as office or home working space. Family bathroom having a White 3 piece suite. Scope for loft conversion, subject to consents)

Front forecourt mature garden with hedge screen and brick boundary wall.

Superb mature generous rear garden plot with well established borders that are fully stocked with an abundance of plants and shrubs. Extensive vegetable garden plot. Large area of lawn. Greenhouse. There is a workshop, additional garden store and outside WC.

Additional Information

Gas Central Heating- Idea Logic Combi boiler- New in 2024

Mostly uPVC Double Glazed Windows/fascias

Gross Internal Floor Area -121.4 Sq.m/ 1306.5 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area -Parkside Community School





Spacious Entrance Hall 15'3" x 7'11" (4.65m x 2.41m)

Front uPVC entrance door leads into the spacious entrance hall. Stairs climb to the first floor. Useful under stairs storage cupboard. Further store cupboard.



Dining Room 12'11" x 11'11" (3.94m x 3.63m)

A second reception room for dining having a front aspect bay window. Radiator and picture rails. Fire surround with marble back and hearth and electric fire. Ornate coving.



Reception Room 14'0" x 11'11" (4.27m x 3.63m)

Spacious family living room with fire surround having marble back and hearth and gas-fire. Ornate coving. Sliding uPVC patio door into the Conservatory.

Kitchen 10'8" x 8'11" (3.25m x 2.72m)

Comprises of a range of Shaker Oak effect base and wall units with work surfaces and inset stainless steel sink unit with tiled splash backs. Integrated electric oven and hob. Space for washing machine. Rear wooden door leading into the uPVC Conservatory.

uPVC Conservatory 15'0" x 5'4" (4.57m x 1.63m)

Offers additional family living space with French doors leading onto the rear gardens.



First Floor Landing 9'9" x 8'11" (2.97m x 2.72m)

Access to all of the first floor bedrooms. Access to the insulated loft space. Side wooden single glazed sash window.

Rear Double Bedroom One 14'0" x 11'11" (4.27m x 3.63m)

A good sized main double bedroom with built in wardrobes and original picture rails. Rear aspect window overlooking the rear gardens.

Front Double Bedroom Two 12'11" x 11'11" (3.94m x 3.63m)

A second good sized double bedroom with front aspect window. Built in wardrobes and picture rails.

Front Single Bedroom Three 8'2" x 7'11" (2.49m x 2.41m)

A third versatile bedroom with front aspect window and could be used for office or home working space.





Family Bathroom

8'11" x 7'8" (2.72m x 2.34m)

Being partly tiled and comprising of a White 3 piece suite which includes bath with electric shower above, wash hand basin and low level WC. Cupboard which stores the Ideal Logic Combi boiler.

Workshop

8'6" x 7'6" (2.59m x 2.29m)

with lighting and power.

Store

5'6" x 5'3" (1.68m x 1.60m)

W/C

5'6" x 2'11" (1.68m x 0.89m)

Outside

Front forecourt mature garden with hedge screen and brick boundary wall.

Superb mature generous rear garden plot with well established borders that are fully stocked with an abundance of plants and shrubs. Extensive vegetable garden plot. Large area of lawn. Greenhouse.

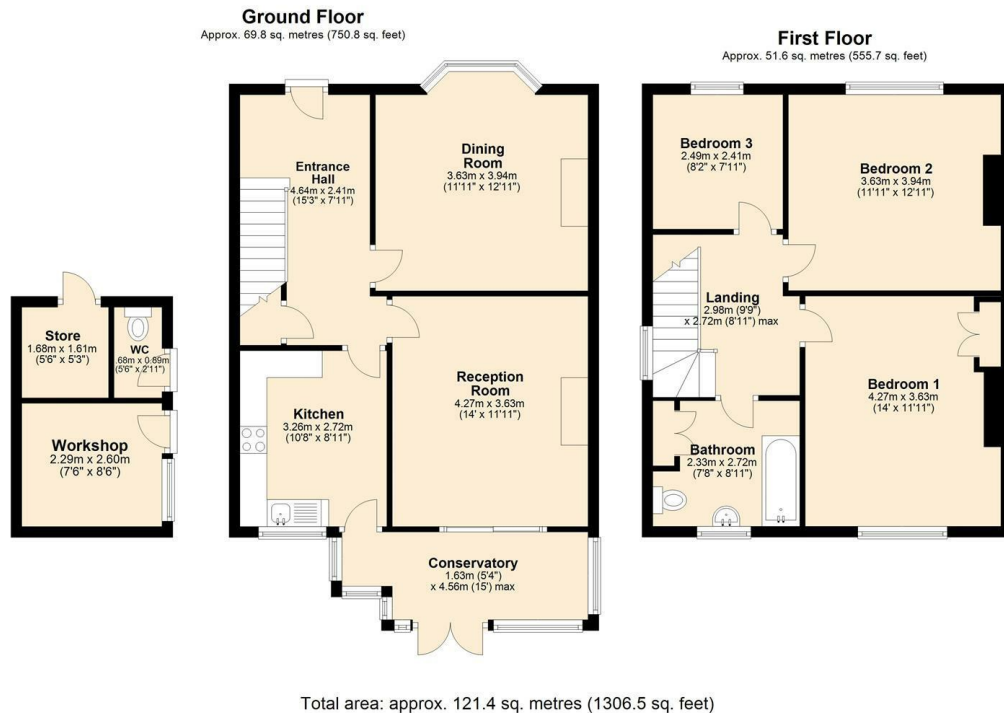


School catchment areas

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.

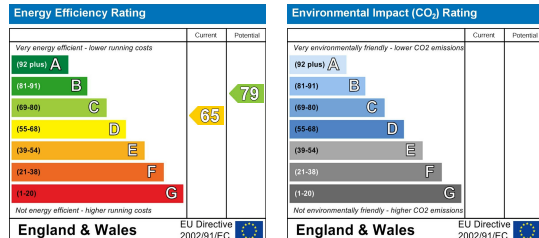
Floor Plan



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.

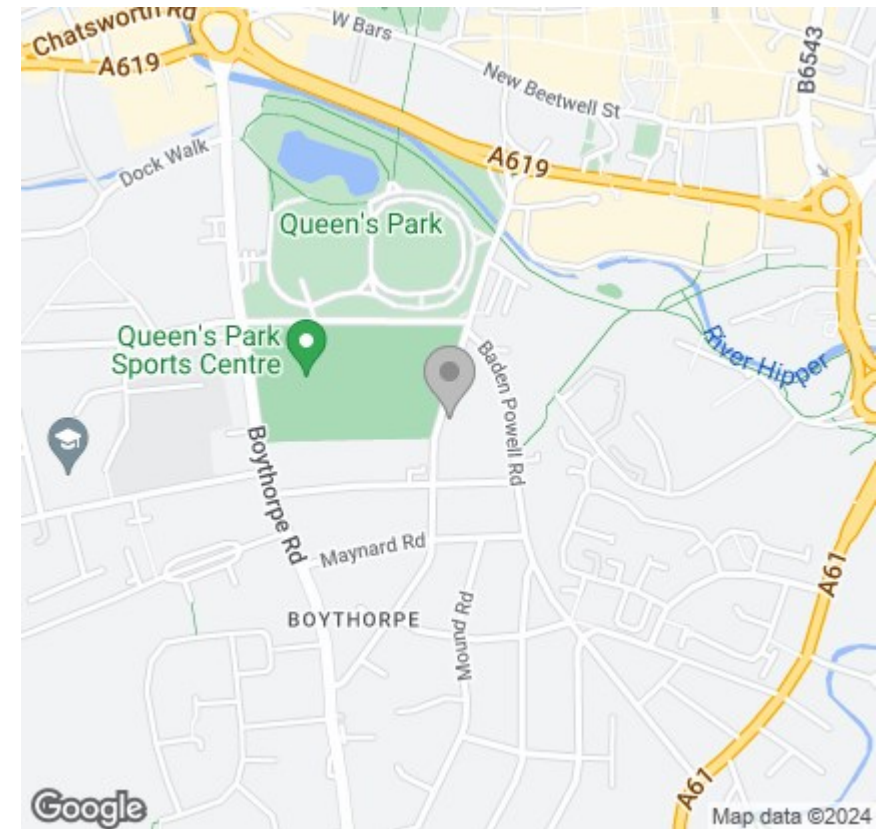
Energy Efficiency Graph



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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.

