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estate agents

11 Lister Close

Town Centre, Chesterfield, S41 7NW

Guide price £210,000

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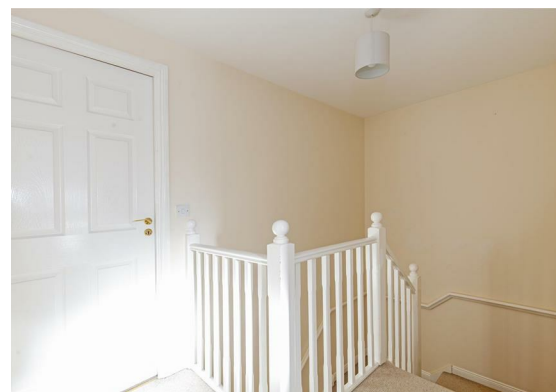
Guide Price £210,000 - £220,000

Early Viewing is Imperative of this fabulous, well presented THREE BEDROOMED/3 STOREY MID TOWNHOUSE, perfectly situated for easy access to the town centre, train station, college, bus routes and major commuter network roads. Offered with NO CHAIN & IMMEDIATE POSSESSION! Ideal for first time buyers, small families, down sizers or investors alike!

Neutrally decorated throughout the spacious accommodation offers over 1100 sq ft of versatile living space which benefits from uPVC double glazing and gas central heating. Internally comprises on the ground floor of a welcoming and spacious entrance hallway, sitting room/study/home working or bedroom 3 with french doors to the substantially enclosed rear garden and cloakroom/WC. First Floor Integrated Dining Kitchen and Reception Room with French Doors to Balcony, Second floor Principal Double Bedroom, Part tiled family bathroom with 3 piece suite and further Double Bedroom

Outside to the front there is car standing space to the driveway and Single Integral Garage. Neatly presented enclosed South West facing rear garden with substantial fenced boundaries, well maintained lawns an ideal setting for outside social entertaining!





Additional Information

Gas Central Heating- Combi Boiler (New in 2023) under warranty
Current Gas and Electrical Certificates
uPVC Double Glazed Windows/facias
Security Alarm system
Gross Internal Floor Area- 109.6Sq.m/ 1179.6Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area -Brookfield Community School

Entrance Hall

18' x 3'11" (5.49m x 1.19m)

Front entrance door to a lovely, very welcoming and spacious entrance hallway with stairs to first floor and access to the Cloakroom & Sitting Room/Bedroom 3/Office

Cloakroom/WC

4'11" x 2'11" (1.50m x 0.89m)

Comprising of a low level WC and pedestal wash hand basin.

Sitting Room/Bedroom 3/Office

13'10" x 8'5" (4.22m x 2.57m)

Very nicely presented and with French doors leading to the South West facing gardens.

First Floor Landing

13'10" x 6'3" (4.22m x 1.91m)

Kitchen/Dining Room

13'10" x 8'6" (4.22m x 2.59m)

Comprising of a range of base and wall units with complimentary work surface over with upstands and inset stainless steel sink unit. Integrated Electric Oven and Hob. Integrated Fridge and Freezer and Washing Machine space with cupboard front. Alpha Combi Boiler(New in 2023) Three rear elevation windows which overlook the garden.

Reception Room

13'10" x 11'5" (4.22m x 3.48m)

Neutrally decorated and presented living space with French Doors onto the Balcony

Front balcony

13'10" x 5'9" (4.22m x 1.75m)

Fabulous space for social enjoyment.



Second Floor Landing

11'3" x 6'4" (3.43m x 1.93m)

Airing cupboard with linen storage. Access to the insulated attic space.

Front Double Bedroom One

13'10" x 11'7" (4.22m x 3.53m)

Neutrally presented main bedroom with front aspect window. Built in double wardrobe.

Rear Bedroom Two

8'8" x 8'2" (2.64m x 2.49m)

Second bedroom with two rear aspect windows.

Family Bathroom

8'8" x 5'4" (2.64m x 1.63m)

Garage

17'4" x 9'8" (5.28m x 2.95m)

Lighting, power, alarm system. Consumer unit and water tap.

Outside

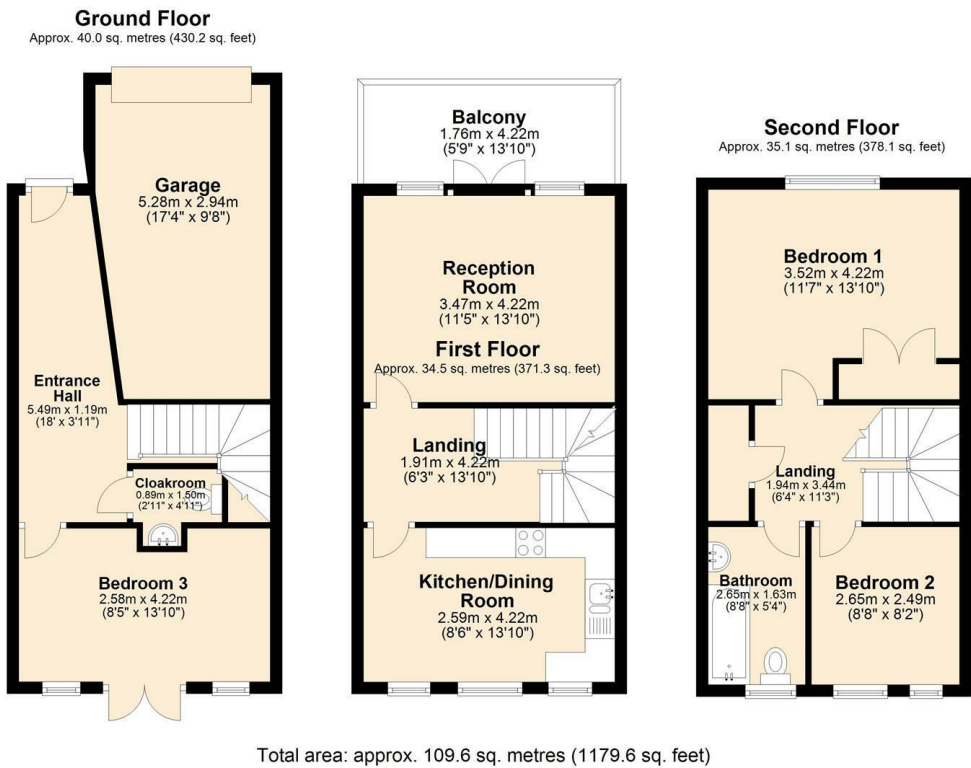
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School catchment areas

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.

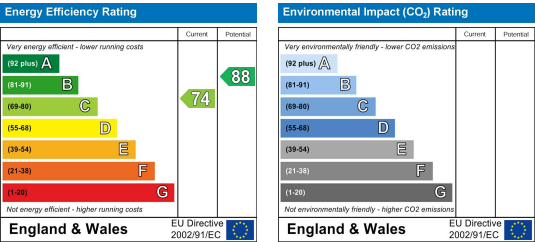
Floor Plan



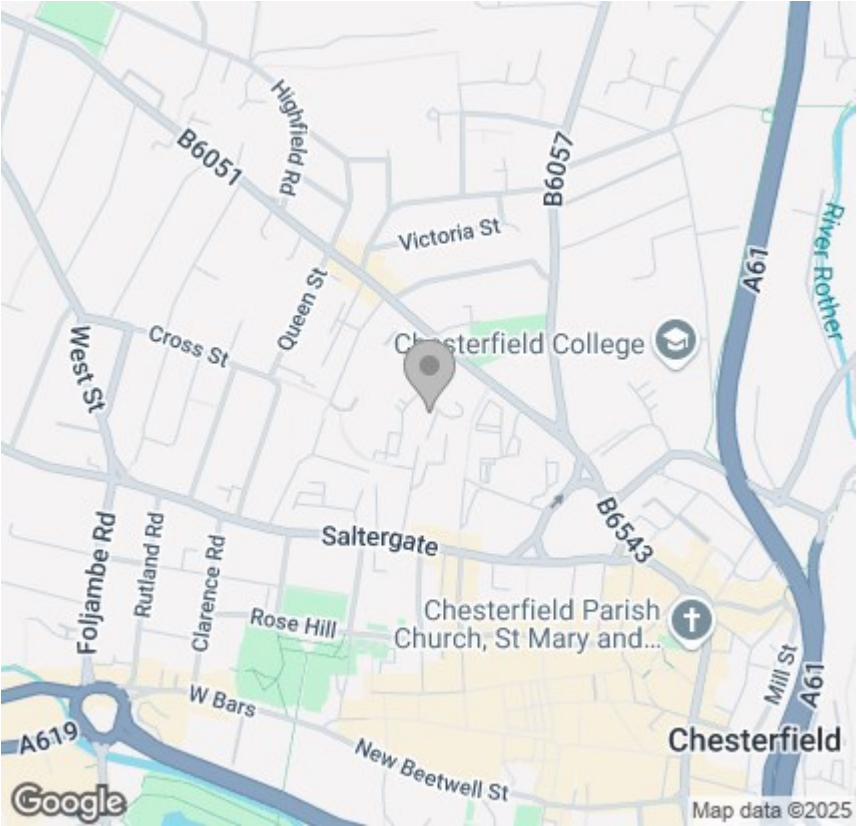
Viewing

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



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.

