



**w****ards**  
estate agents

**9 Bank Road**

Stonegravel, Chesterfield, S41 7JT

**£210,000**



## 9 Bank Road

Stonegravels, Chesterfield, S41 7JT

We are delighted to present this deceptively spacious traditional THREE BED SEMI DETACHED PERIOD FAMILY HOUSE which retains many original features. Situated in this ever popular residential location, close to all local amenities, schools, bus routes, train station, town centre and excellent commuter network road links to Dronfield & Sheffield.

Generously proportioned accommodation benefits from gas central heating with a Combi boiler (new in 2023 with 10 yr warranty) uPVC double glazing new roof in 2024. Sensitively decorated throughout and comprises of front entrance hall, front family reception room with feature fireplace, dining room and breakfasting kitchen with utility room and separate WC to the rear. On the first floor front main double bedroom, second spacious double rear bedroom with useful store cupboard and a third versatile bedroom currently used as a nursery but could also provide office or home working space. Fully tiled family bathroom with 4 piece White suite.

Front forecourt garden with low brick walling and planted flower beds. Driveway to the side provides a car standing space. Secure gate leads to the rear of the property.

Enclosed East facing rear garden with fenced/wall boundaries. Lawn area having established side borders. Patio area and additional sun patio to the corner provides a good setting for family or social outside entertaining. There is an outside water tap.

### Additional Information

Gas Central Heating- Baxi Combi Boiler newly installed in 2023 with a 10 year warranty

New radiators in 2023 to the lounge, dining room, hall and bedroom 2

uPVC Double Glazed windows

Newly Roofed with new tiles in Feb 2024 with 15 year warranty

Gross Internal Floor Area- 105.5 Sq.m/ 1135.6 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area -Whittington Green School







### Entrance Hall

9'5" x 4'0" (2.87m x 1.22m)

uPVC entrance door. Feature radiator. Stairs climb to the first floor. Useful shoe storage cupboard.

### Reception Room

11'11" x 11'11" (3.63m x 3.63m)

A beautifully presented family reception room with front aspect bay window. Feature fireplace with Butane fire. Complimentary to the room are tall skirting boards, feature coving, picture rails and original wooden floor.

### Dining Room

16'5" x 13'10" (5.00m x 4.22m)

A spacious second reception/dining room with rear aspect window. Open fireplace with electric stone. Original picture rails and original wood flooring. Feature radiator. Useful under stairs pantry.



### Store

8'11" x 2'11" (2.72m x 0.89m)

Additional storage cupboard with utility meters, consumer units and where the Baxi Combi is located.

### Breakfast Kitchen

10'0" x 8'8" (3.05m x 2.64m)

Comprising of a range of White fronted base and wall units with complimentary work surfaces and inset stainless steel sink unit. Integrated electric oven, electric hob and chimney extractor above. Space for fridge freezer. Tiled flooring and attractive wall panelling.

### Utility Room

7'4" x 5'2" (2.24m x 1.57m)

Comprising of a base unit with inset stainless steel sink having tiled splashbacks. Space for washing machine and freezer. Tiled floor. uPVC door with obscure glazing and leads to the rear gardens.

### Separate WC

3'6" x 3'1" (1.07m x 0.94m)

Having half wall panelling and comprising of a low level WC.

### First Floor Landing

17'0" x 2'10" (5.18m x 0.86m)

Access to the insulated loft space.

### Front Double Bedroom One

12'1" x 11'11" (3.68m x 3.63m)

A generous main double bedroom with front aspect window.

### Rear Double Bedroom Two

13'10" x 13'5" (4.22m x 4.09m)

A second double bedroom with rear aspect window. Feature radiator.

### Store Room

6'2" x 4'0" (1.88m x 1.22m)

Accessed from bedroom 2 this is a very useful walk in cupboard for additional storage with small window.

### Rear Single Bedroom Three

10'0" x 8'8" (3.05m x 2.64m)

A nicely presented versatile third bedroom which is currently used as a nursery but being of a good size for bedroom use or office/home working space. Feature da-Da rail.







### Fully Tiled Family Bathroom

7'11" x 5'7" (2.41m x 1.70m)

Comprising of a White 4 piece bathroom suite which includes shower cubicle with mains shower, low level WC and pedestal wash hand basin.

### Outside

Front forecourt garden with low brick walling and planted flower beds. Driveway to the side provides a car standing space. Secure gate leads to the rear of the property.

Enclosed East facing rear garden with fenced/wall boundaries. Lawn area having established side borders. Patio area and additional sun patio to the corner provides a good setting for family or social outside entertaining. There is an outside water tap.



### 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.



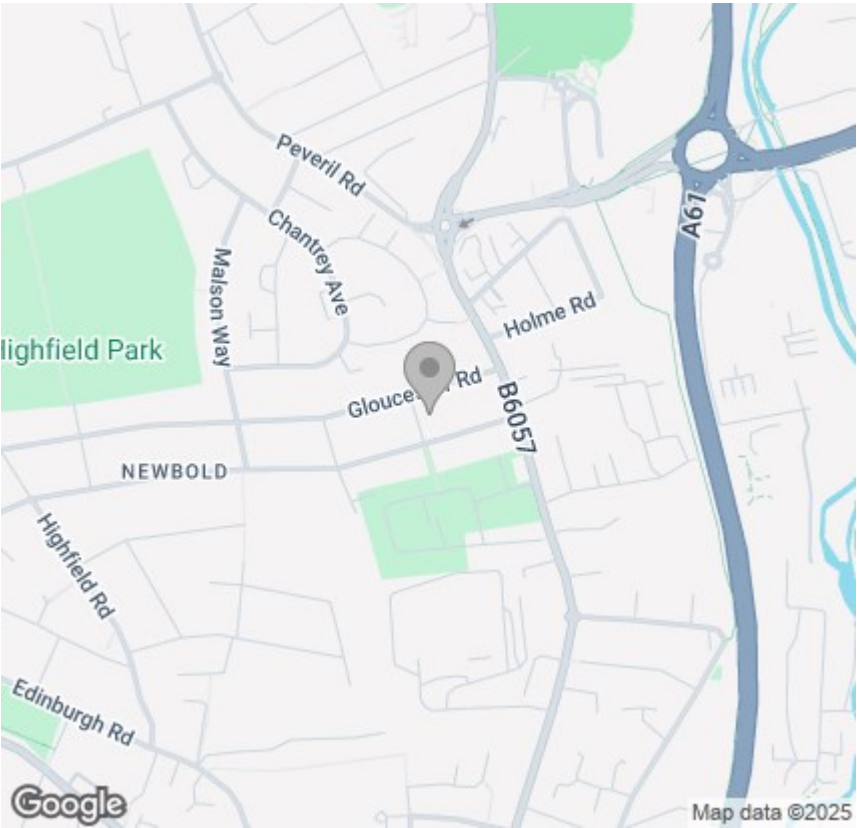
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



Floor Plan



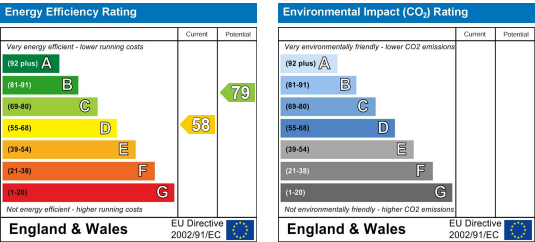
Area Map



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.

