



w**ards**
estate agents

9 Rother Avenue

Brimington, Chesterfield, S43 1LH

Asking price £187,000

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OFFERED TO THE MARKET WITH NO CHAIN AND IMMEDIATE POSSESSION!!

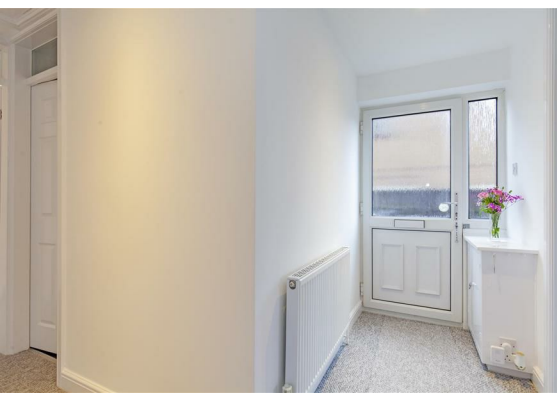
Early viewing is highly recommended of this immaculately presented and well maintained **TWO BEDROOM SEMI DETACHED BUNGALOW** which is situated in a very popular residential location, close to all local amenities, schools, bus routes and yet within easy access to major commuter links to Dronfield, Sheffield and Chesterfield via the A61/A617/M1 motorway.

Recently re-decorated throughout the exceptionally well presented accommodation benefits from gas central heating, uPVC double glazing and comprises of side entrance hall, superb fitted kitchen, lovely reception room with rear door giving access to the garden, main double bedroom, second versatile bedroom that could be used for dining room/office/home working and luxury bathroom with 3 piece suite.

Front open plan garden with lawn and side borders. Long driveway provides ample car standing spaces and leads to the Semi Detached Garage.

Enclosed rear gardens with fenced boundaries. Paved patio area and low maintenance area of multi colour stones. Outside lighting.





Additional Information

Gas Central Heating -Potterton Boiler-serviced annually Jan 2025
uPVC double glazed windows/facias
Rewired 2014
Cavity Wall Insulation
New carpets throughout
Redecorated throughout
Gross Internal Floor Area - 63.4 Sq.m/ 682.4 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-
Springwell Community College

Side Entrance Hall

9'0" x 6'5" (2.74m x 1.96m)

uPVC side entrance door into the spacious hallway. Cupboard with consumer unit & meters. Airing cupboard with cylinder water tank. Access to the insulated loft space via a retractable ladder, the attic is part boarded and has lighting.

Superb Kitchen

10'5" x 7'8" (3.18m x 2.34m)

Comprising of a range of base and wall units with complimentary work surfaces with inset stainless steel sink unit and tiled splash backs. Space for fridge and freezer(included in the sale if required) Integrated Beko electric oven, gas hob and chimney extractor fan with aluminium splash back. Potterton conventional boiler which was serviced in Jan 2025. Rear bay window overlooks the rear garden. Panelled ceiling and downlighting.

Reception Room

14'11" x 9'7" (4.55m x 2.92m)

Well presented living room with wall mounted electric fire. Single uPVC door to the rear garden. New carpeting and wall lighting.

Front Double Bedroom One

12'10" x 9'11" (3.91m x 3.02m)

Main double with window overlooking the front gardens.



Front Double Bedroom Two

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

A second versatile bedroom which could also be used for dining room, office or home working space. Front aspect window.

Attractive Re-Fitted Bathroom

6'3" x 5'5" (1.91m x 1.65m)

Fabulous part tiled/panelled walls to this re-fitted bathroom. Comprising of a 3 piece suite which includes shower bath with electric shower and shower screen. Pedestal wash hand basin and low level WC. Tiled floor. Chrome heated towel rail.



Semi Detached Single Garage

16'7" x 8'1" (5.05m x 2.46m)

Lighting and power.

Outside

Front open plan garden with lawn and side borders. Long driveway provides ample car standing spaces and leads to the Semi Detached Garage.

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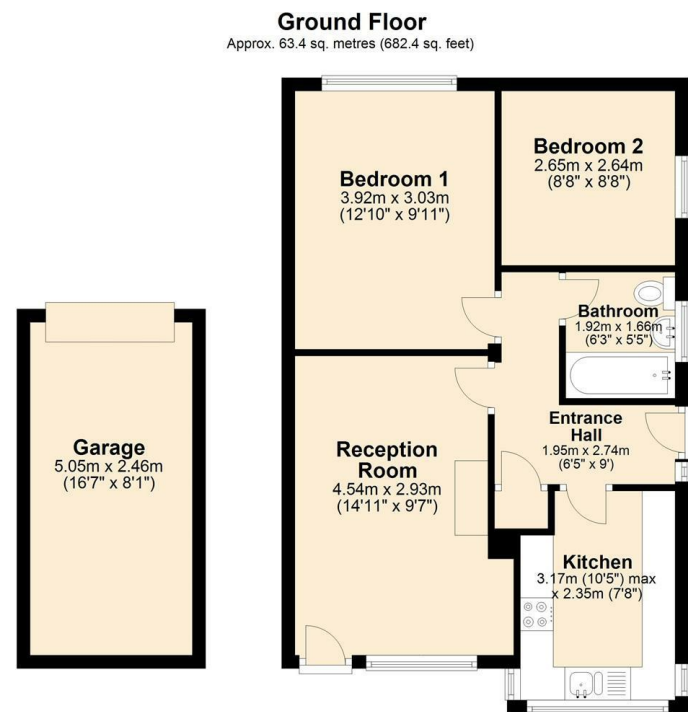
School catchment areas

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

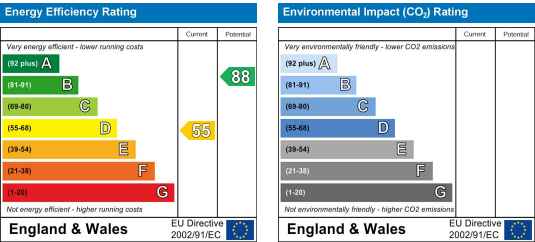


Total area: approx. 63.4 sq. metres (682.4 sq. feet)

Viewing

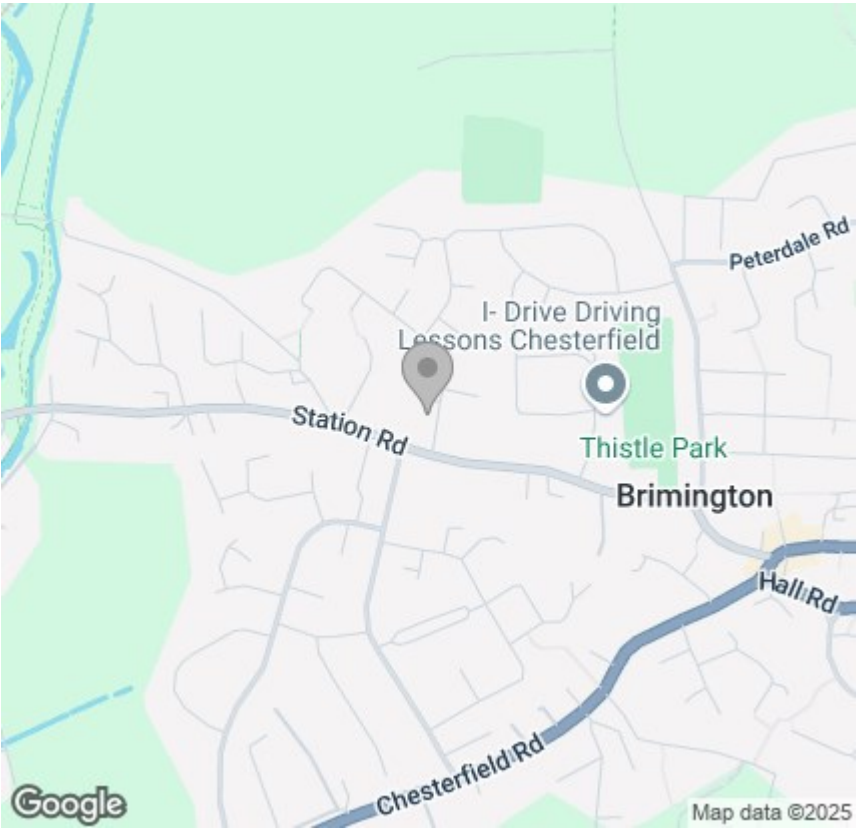
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

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.

