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estate agents

**54 Cemetery Road**

Danesmoor, Chesterfield, S45 9RZ

**Guide price £140,000**



## 54 Cemetery Road

Danesmoor, Chesterfield, S45 9RZ

Guide Price £140,000 - £150,000

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

Internal viewing is highly recommended of this recently upgraded and refurbished TWO DOUBLE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME which is situated in this extremely popular residential area of Danesmoor having convenient access to local amenities, shops, supermarkets and well regarded schools. Excellent transport and commuting links are close by via the A61/A617 and M1 Motorway Network whilst also being set on the fringe of some lovely open countryside!

Refurbishment works include:-new electric board, new boiler, front gates & side gate, rear fence panel, new internal blinds and window vents, new shower & tiling!

This home would appeal to first time buyers, small families, downsizers or investors alike! Internally the extended accommodation benefits from gas central heating (New Combi boiler 2022 & pipework in 2025) uPVC double glazing and includes entrance hall, family reception room, dining room with log burner, extended integrated kitchen. To the first floor two double bedrooms and attractive family bathroom with modern 3 piece White suite.

Front secure wooden entrance gates lead onto the driveway which provides ample parking for at least 2 vehicles, lawn area and mature boundaries. Good sized enclosed rear gardens with substantially fenced boundaries. Paved patio and good area of lawn with side borders creates a lovely setting for family enjoyment and outside social entertaining.

### Additional Information

Gas & Electrical Current Certificates

Complete New Electric Board March 2025

Gas Central Heating-Alpha Combi Boiler- new in Feb 2022

New pipework downstairs in March 2025

uPVC Double Glazed windows

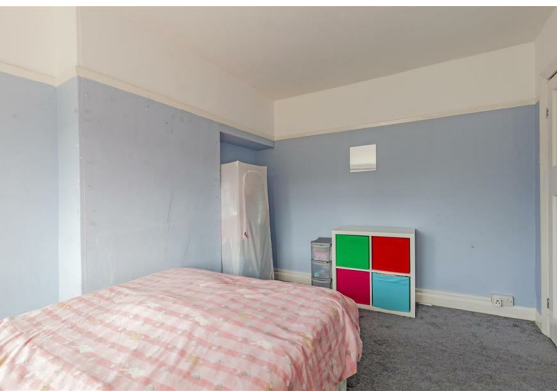
Gross Internal Floor Area- 81.2 Sq.m/ 873.9 Sq.Ft.

Council Tax Band -A

Secondary School Catchment Area -Tupton Hall School







## Additional Refurbishment Work

New front entrance gates to drive - April 2022

New gate to side access -April 2022

New rear fence panel- April 2022

New blinds - Feb 2022

New shower and tiling - Jan 2023

New window vents - Dec 2024

## Entrance Hall

3'9" x 2'9" (1.14m x 0.84m)

Front uPVC entrance door into the hallway. Stairs to the first floor and door into the reception room.

## Reception Room

13'4" x 10'2" (4.06m x 3.10m)

A generous family reception room with front aspect window. Wall mounted electric fire.

## Dining Room

16'8" x 12'0" (5.08m x 3.66m)

A second good sized reception room with inset hearth and log burner. Side storage cupboards and useful under stairs store cupboard. Consumer unit. French doors into the kitchen.

## Fitted Kitchen

16'2" x 6'8" (4.93m x 2.03m)

Comprising of a range of Cream fronted base and wall units with complimentary work surfaces over and inset stainless steel sink unit. Integrated electric oven, hob and chimney extractor above. Integrated fridge and space for the washing machine. Wall mounted Alpha Combi boiler. Downlighting. Rear uPVC door.

## First Floor Landing

6'10" x 3'8" (2.08m x 1.12m)

Access to the insulated loft space.

## Front Double Bedroom One

13'4" x 10'2" (4.06m x 3.10m)

Main double bedroom with front aspect window.

## Rear Double Bedroom Two

12'0" x 9'6" (3.66m x 2.90m)

A second double bedroom with rear aspect window overlooking the gardens.

## Family Bathroom

8'0" x 6'10" (2.44m x 2.08m)

Comprising of a 3 piece suite which includes a shower bath with shower spray, screen and attractive 'brick' style wall tiling, wash hand basin set in vanity cupboard and low level WC.

## Outside

Recently installed front secure entrance gates leading onto the front pebble driveway which provides ample car parking along with lawns and pathway to the front entrance door. Mature boundaries.





Good sized enclosed rear gardens with substantially fenced boundaries. Paved patio and good area of lawn with side borders creates a lovely setting for family enjoyment and outside social entertaining.

Security lighting to front and rear. Garden shed.



### School catchment areas

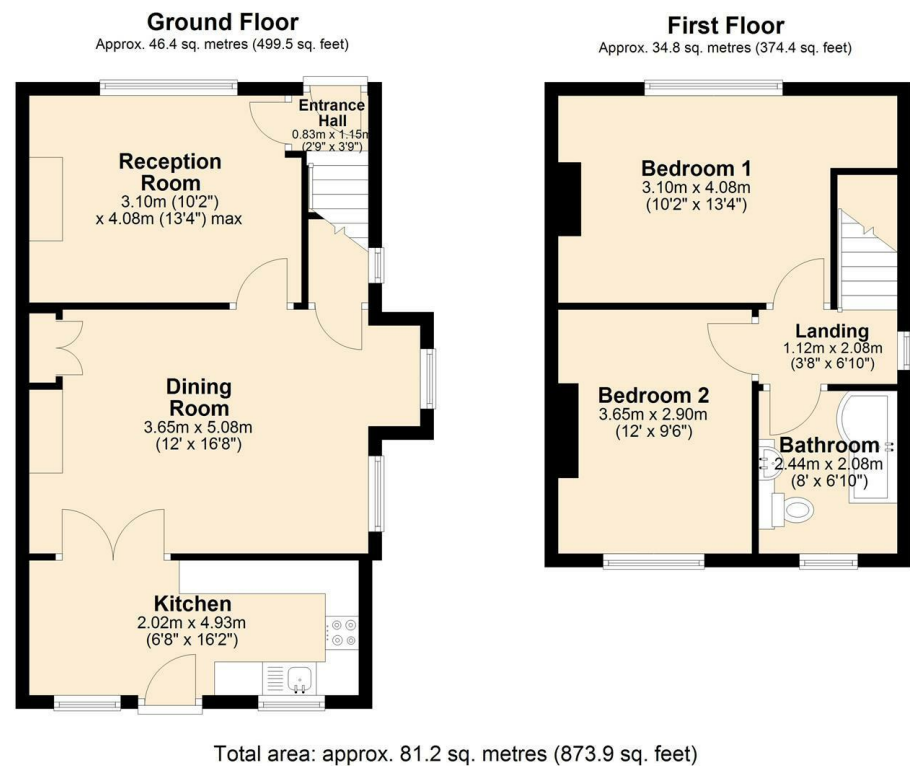
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



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.



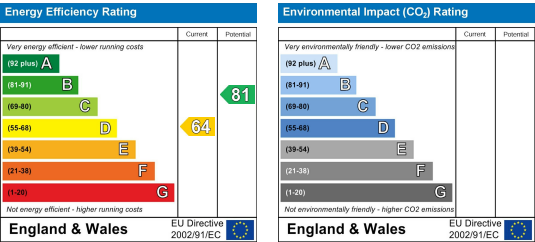
Floor Plan



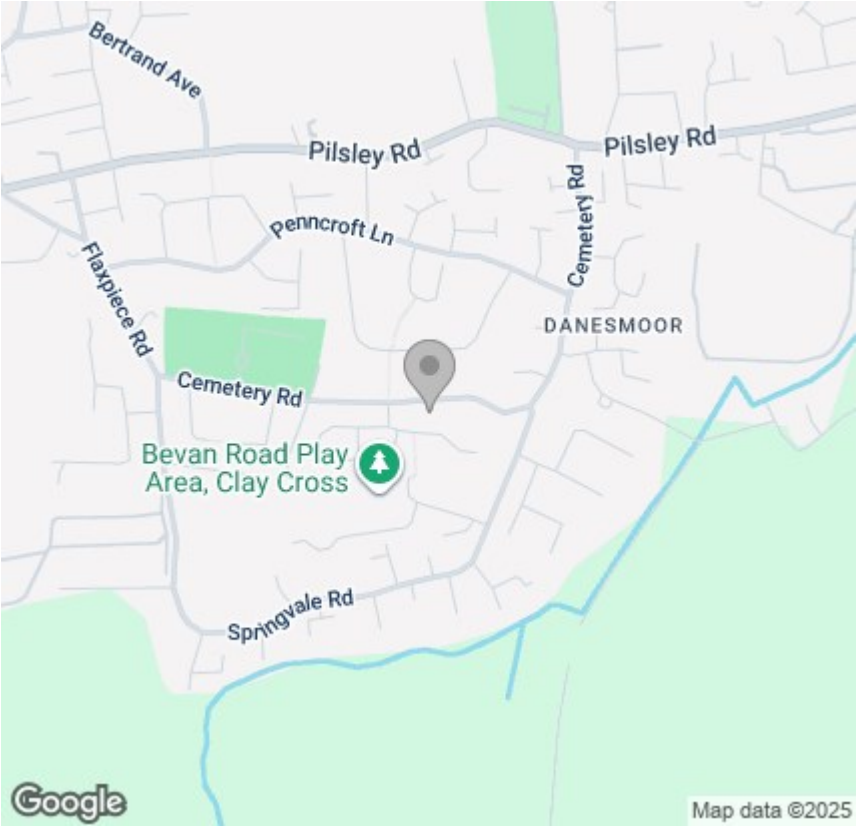
Viewing

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.

