wards
estate agents

191 Ashgate Road

Ashgate, Chesterfield, S40 4AP

Guide price £260,000

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Guide Price £260,000 - £270,000

Internal viewing is highly recommended of this deceptively spacious EXTENDED THREE BEDROOM SEMI DETACHED PERIOD HOUSE-Located in the sought after suburb of Ashgate within very close distance to the town centre and local amenities, bus routes & train station. This property is rich in period features and timeless character and internally offers 1015 sq ft of accommodation having gas central heating with a Combi Boiler and uPVC double glazing. There is scope for attic conversion (subject to consents)

Well proportioned the interior comprises of open porch into the entrance hallway, cloakroom/WC, front reception room with Multifuel Stove, spacious open plan dining kitchen with access to the superb extended garden room with pitched ceiling & large Velux for plenty of natural light, there are French doors onto the gardens.

To the first floor main double bedroom with original case fireplace & feature tiled hearth, rear double bedroom with views over the rear garden, third versatile bedroom which could be used as office or home working and fully tiled family bathroom with White 3 piece suite.

Front driveway provides ample parking for two vehicles. There is a side footpath and secure gate leading to the rear garden. Privately enclosed rear garden with fenced and hedged boundaries. Lawn having deep mature side borders which are fully stocked with an abundance of planting and shrubbery. Plum slate patio seating area, garden pond and a good sized garden shed. There is an external laundry room, external lighting and a side Belfast sink with water tap. A perfect setting for outside family/social entertaining and enjoyment.

Additional Information

Gas Central Heating-Baxi Combi boiler - serviced
uPVC Double Glazed Windows
Original internal doors
Building Regulation Certification for Extended Garden Room
Gross Internal Floor Area- 94.4 Sq.m/ 1015.9 Sq.Ft.
Council Tax Band - B

Entrance Hall
14'6" x 5'9" (4.42m x 1.75m)

Composite entrance door. Original flooring and door to useful under stairs cloakroom/WC

Cloakroom/WC
8'10" x 2'6" (2.69m x 0.76m)

An extremely useful under stairs store cupboard which has a 2 piece suite which includes a wash hand basin set in vanity cupboard and Sani flow WC. Cupboard with electric meters. Continental style flooring.

Reception Room
14'3" x 11'10" (4.34m x 3.61m)

Beautifully presented family reception room with front aspect bay window. Feature inset hearth with Multi Fuel Stove and tiled hearth. Side display/book shelving and useful storage cupboard. Double internal doors into the Dining Kitchen.

Open Plan Dining Kitchen
16'2" x 15'0" (4.93m x 4.57m)

Comprising of a range of base and wall units with complimentary work surfaces and inset stainless steel sink unit with 'brick' style tiled splash backs. Integrated electric oven, hob and extractor fan. Space for dishwasher and also for the fridge/freezer. Tiled flooring. Rear aspect window. Space for dining table and chains where there is wall lighting, access to the extended Garden Room.

Impressive Garden Room
9'6" x 9'5" (2.90m x 2.87m)

Superb extended Garden Room with raised ceiling and large Velux roof window. French doors lead onto the enclosed gardens.

First Floor Landing
9'6" x 5'6" (2.90m x 1.68m)

Access via a retractable ladder into the attic space which provides excellent storage space, lighting and some boarding. Scope for attic conversion (subject to consents)

Front Double Bedroom One
12'11" x 9'11" (3.94m x 3.02m)

A good sized double bedroom with front aspect window. Original cast fireplace and original tiled hearth. New uPVC window. Original wood flooring

Rear Double Bedroom Two
15'0" x 10'3" (4.57m x 3.12m)

A generous double bedroom with rear aspect window overlooking the rear gardens. Decorative cast effect fireplace and original wood flooring

Front Single Bedroom Three
9'1" x 5'11" (2.77m x 1.80m)

A versatile third bedroom which could also be used for office or home working.

Family Bathroom
8'9" x 5'5" (2.67m x 1.65m)

Being fully tiled and comprising of a 3 piece suite which includes a bath with mains shower above, wash hand basin set in vanity unit and low level WC. Ceiling panelling, continental style tiled floor and feature radiator.

Outside Store/Laundry
5'2" x 3'7" (1.57m x 1.09m)

Space and plumbing for washing machine and space for dryer which is vented externally. Chrome heated towel rail. Separate Consumer Unit.

Outside
Front driveway provides ample parking for two vehicles. There is a side footpath and secure gate leading to the rear garden.

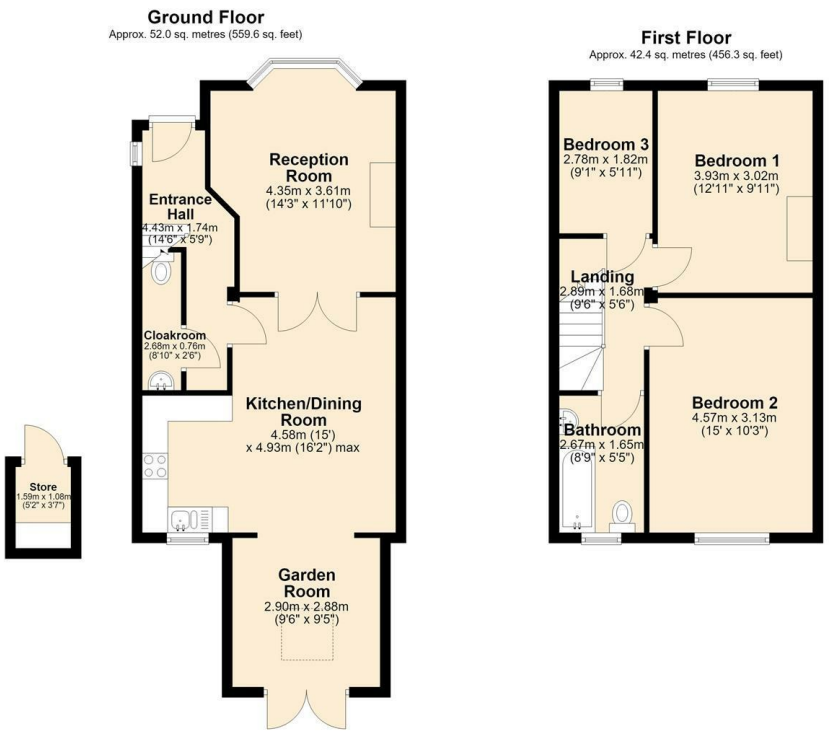
Rear privately enclosed garden with fenced and hedged boundaries. Lawn having deep mature side borders which are fully stocked with an abundance of planting and shrubbery. Plum slate patio seating area, garden pond and a good sized garden shed. There is external lighting and a side Belfast sink with water tap. A perfect setting for outside family/social entertaining and enjoyment.

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.

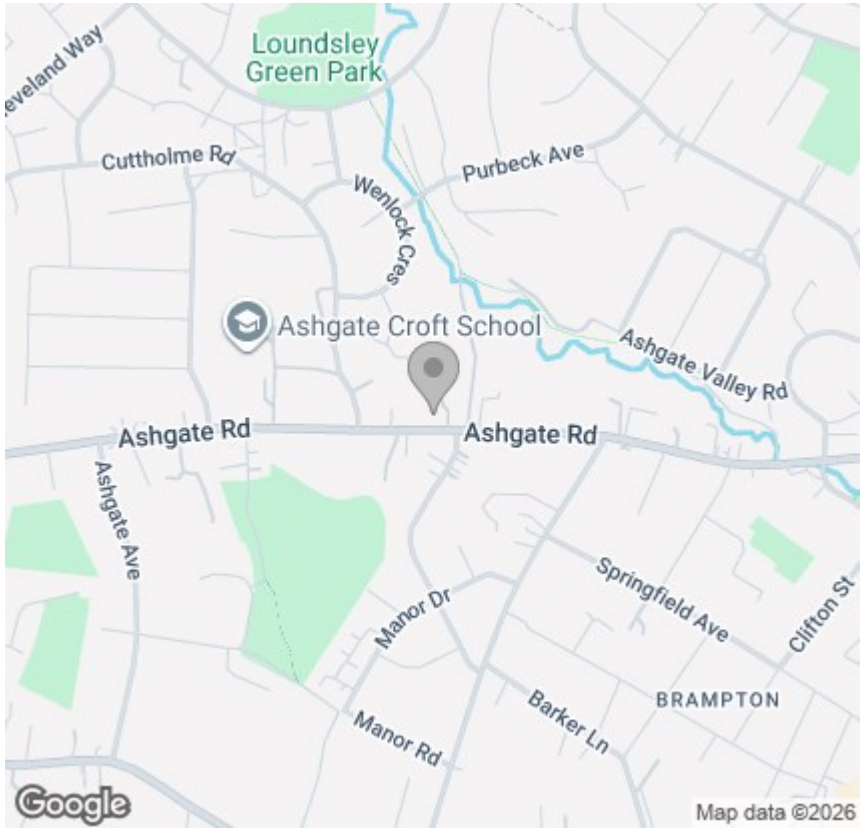
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 94.4 sq. metres (1015.9 sq. feet)

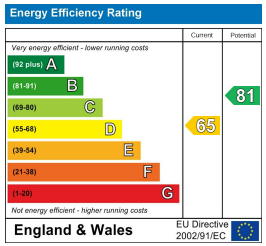
Area Map

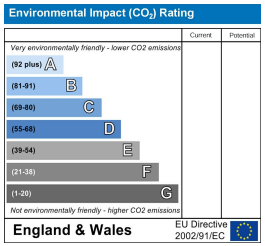


Viewing

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.

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