







59 Avenue Road

Whittington Moor • Chesterfield • S41 8TA

£250,000

This three-bedroom semi-detached home sits on a generous plot and is ideally located close to local amenities, shops, the M1, the by-pass and is just a short drive from Chesterfield town centre, Dronfield and Sheffield. It's perfectly suited to couples, families and starter families, offering an impressive 1,168 sq ft of accommodation. On entering the property, an entrance area leads into the hallway. To the left is the spacious bay-windowed dining room with fitted blinds. Further along the hallway is the living room, which connects directly to the conservatory. The conservatory enjoys views over the rear garden and provides access to it. At the end of the hallway is the fitted kitchen, offering storage cupboards, space for freestanding appliances and a rear door to the garden. Completing the ground floor is the WC located off the hallway. Upstairs, there are two double bedrooms and one single. Bedroom two faces the front and includes fitted wardrobes, while the principal bedroom overlooks the rear garden and enjoys far-reaching views across the east side of Chesterfield, along with fitted wardrobes. Bedroom three is ideal as a single bedroom, study or nursery. The bathroom features a large bath with shower over and a sink, with a separate WC completing the first floor. Externally, the property benefits from off-road parking via a tarmacked driveway, framed by a brick-walled frontage. To the rear is a substantial garden. The upper level includes a large patio area and an astro turfed section to the left. Stepping down leads to a second tier with a generous lawn, sheds and a chicken coop.





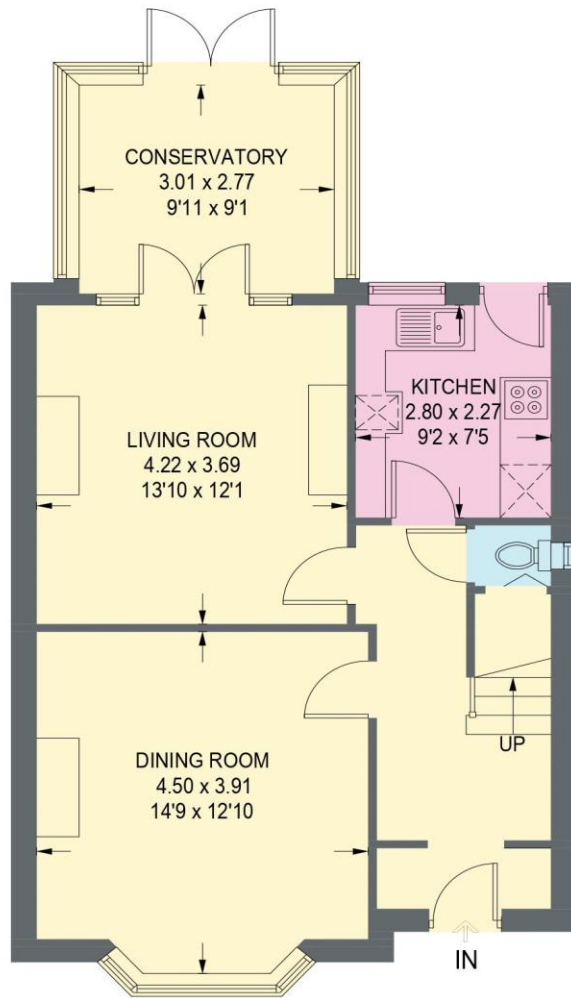
- Three Bedroom Semi-Detached House
- Large Garden & Plot
- Bay-Windowed Living Room
- Three Reception Rooms
- Principal & Second Bedroom w/ Fitted Wardrobes
- Bathroom & Separate Toilet
- Off Road Parking
- Close To Amenities
- Good Transport Links To By-Pass & M1
- EPC Rating: TBC / Council Tax Band C



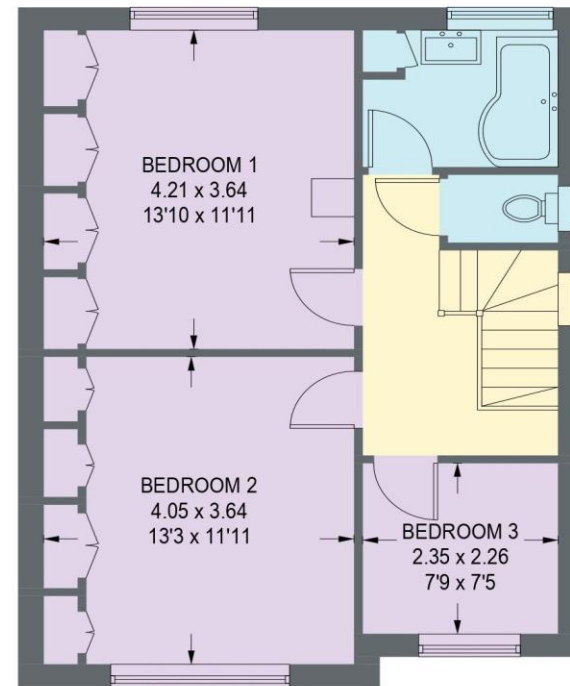


59 AVENUE ROAD

APPROXIMATE GROSS INTERNAL AREA = 108.5 SQ M / 1168.4 SQ FT



GROUND FLOOR
58.8 SQ M / 632.6 SQ FT



FIRST FLOOR
49.8 SQ M / 535.8 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1288274)

