



14 Walgrove Road,
Chesterfield, S40 2DR

£269,950

W
WILKINS VARDY

£269,950

EXTENDED SEMI DETACHED HOUSE - THREE BEDS - TWO MODERN BATHROOMS - NO UPWARD CHAIN - RECENTLY REDCORATED

A well presented semi detached house, neutrally presented throughout and offering 976 sq.ft. of accommodation which includes a welcoming living room and a spacious dual aspect kitchen/diner, providing an excellent space for both everyday living and entertaining. The ground floor further benefits from a useful cloakroom/WC, while upstairs are three bedrooms, a modern en suite shower room to the principal bedroom, and a 4-piece family bathroom.

Externally, the property enjoys off street parking to the front and an enclosed rear garden, offering a pleasant outdoor space for relaxation and entertaining.

Offered for sale with no upward chain, this attractive home is located in a popular and convenient location, ideally suited to a range of buyers and warrants an early internal inspection.

- WELL PRESENTED SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM
- SPACIOUS DUAL ASPECT KITCHEN/DINER
- GROUND FLOOR CLOAKS/WC
- THREE BEDROOMS
- MODERN EN SUITE SHOWER ROOM & FAMILY BATHROOM
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 90.7 sq.m./976 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Having engineered oak flooring.

Cloaks/WC

Fitted with engineered oak flooring and having a low flush WC and hand wash basin.

Living Room

15'7 x 11'7 (4.75m x 3.53m)
A generous front facing reception room fitted with engineered oak flooring.

Kitchen/Diner

18'4 x 13'7 (5.59m x 4.14m)
A dual aspect room spanning the full width of the property. Fitted with a range of cream wall, drawer and base units with granite work surfaces and upstands.
Island unit having an inset sink with mixer tap, an integrated dishwasher and space and plumbing for a washing machine.
A tiled alcove provides space for a freestanding range cooker, and there is also space for a fridge/freezer.
Fitted with engineered oak flooring.
uPVC double glazed French doors overlook and open onto a deck seating area.

On the First Floor

Landing

Bedroom One

11'11 x 11'7 (3.63m x 3.53m)
A good sized front facing double bedroom. A door gives access into a ...

En Suite Shower Room

6'0 x 5'7 (1.83m x 1.70m)
Being part tiled and fitted with a 3-piece white suite comprising a shower cubicle with mixer shower, hand wash basin with storage below and to the side, and a concealed cistern WC.
Oak flooring.

Bedroom Two

11'7 x 9'11 (3.53m x 3.02m)
A good sized rear facing double bedroom with fitted wardrobes along the left hand wall.

Bedroom Three

9'11 x 6'0 (3.02m x 1.83m)
A rear facing single bedroom.

Family Bathroom

7'7 x 6'0 (2.31m x 1.83m)
Being fully tiled and fitted with a modern white 4-piece suite comprising a panelled bath, shower cubicle with mixer shower, hand wash basin with storage below and a low flush WC.
Chrome heated towel rail.
Tile effect laminate flooring.

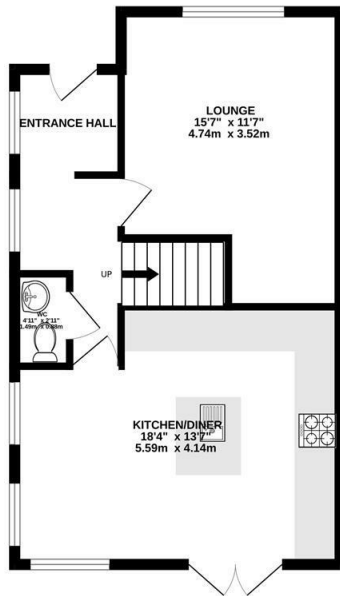
Outside

There is a pebbled frontage providing off street parking and some mature shrubs.

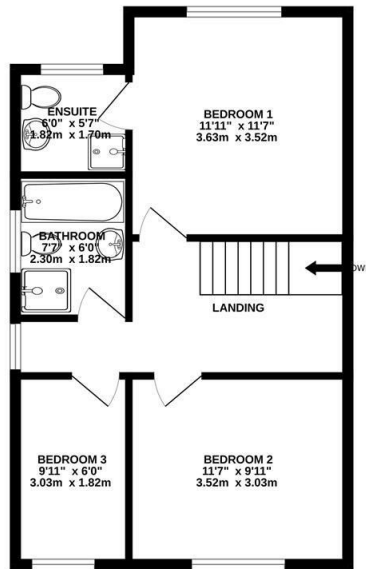
A side gate gives access to the rear of the property where there is a deck seating area. Steps from the deck lead down to a lawn with planted side border and a path leading down to a garden shed.



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

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VIEWINGS

All viewings are to be arranged through the agent.

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, shower units, plumbing installations, and electrical 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.

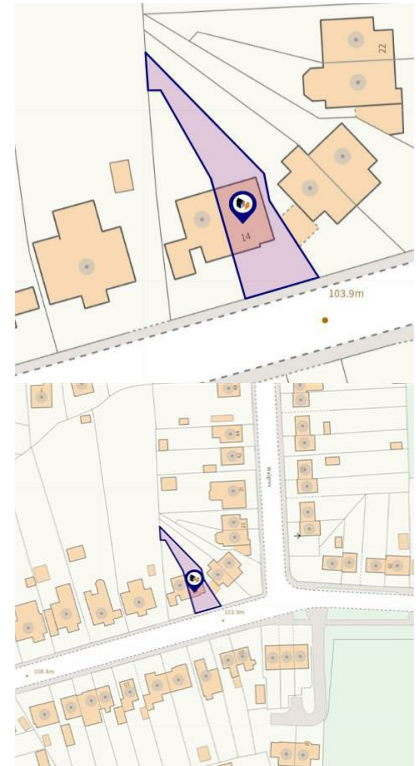
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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