



**w****ards**  
estate agents

**23 Coronation Road**  
Brimington, Chesterfield, S43 1EU

**Guide price £140,000**

## 23 Coronation Road

Brimington, Chesterfield, S43 1EU

Guide Price £140,000 - £150,000

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

Well maintained and presented TWO DOUBLE BEDROOM SEMI DETACHED HOUSE with lovely rear aspect views over the playing fields! Situated in this extremely popular residential location- being perfectly placed for all local amenities, shops, schools, doctors, bus routes and main commuter road links to Chesterfield town centre, Dronfield, Sheffield and further afield via the M1 motorway J29/29A

Ideal first time buyer, small family or investor property!!

Potential Yield of 5% based upon a purchase price of £160,000 and an approx monthly rent of £675!!

Internally the neutrally decorated accommodation benefits from uPVC double glazing, gas central heating with a Combi boiler and comprises of front dining room, reception room, fitted kitchen, two first floor double bedrooms and superb half tiled 4 piece family bathroom.

Low maintenance front garden, suitable for car standing subject to the relevant planning consents to drop the curb.

Good sized rear enclosed gardens with substantially fenced boundaries. Paved tiered patios which create a perfect setting for social and family outside entertaining/enjoyment. Rear aspect views over the playing fields.





### Additional Information

Gas Central Heating -Worcester Bosch Combi  
uPVC double glazed windows  
Gross Internal Floor Area - 75.8Sq.m/ 815.0Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area-Springwell  
Community College

### Dining Room

11'11" x 11'11" (3.63m x 3.63m)

Front uPVC entrance door leads in the family reception room, currently used as a dining room. Front aspect window and wall lighting.

### Lounge

13'1" x 11'11" (3.99m x 3.63m)

A second spacious reception room with rear aspect window. Access door to the cellar.

### Fitted Kitchen

11'4" x 7'0" (3.45m x 2.13m)

Comprising of a range of Cream fronted base and wall units with complimentary work surfaces and inset stainless steel sink unit. Space for cooker with extractor above. Space is also provided for washing machine and fridge. Rear aspect window.



### First Floor Landing

16'1" x 8'3" (4.90m x 2.51m)

### Double Bedroom One

11'10" x 11'2" (3.61m x 3.40m)

Main double bedroom with front aspect window. Built in storage/wardrobe.

### Double Bedroom Two

13'1" x 8'11" (3.99m x 2.72m)

A second double bedroom with rear aspect window having nice views towards the school playing fields. The combi boiler is located in this bedroom

### Family Bathroom

11'2" x 6'11" (3.40m x 2.11m)

Being partly tiled and comprising of a White 4 piece suite which includes a bath, separate spacious shower area with mains shower, low level WC and wash hand basin which is set in an attractive vanity unit with plenty of cupboard and drawer space.



### Outside



Low maintenance front garden, suitable for car standing subject to the relevant planning consents to drop the curb.

Good sized rear enclosed gardens with substantially fenced boundaries. Paved tiered patios which create a perfect setting for social and family outside entertaining/enjoyment. Rear aspect views over the playing fields.



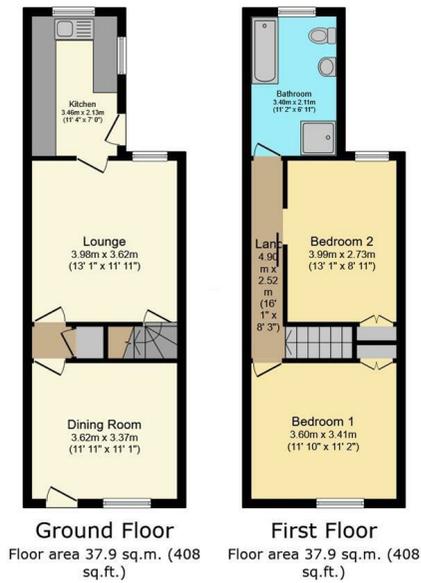
### School catchment areas

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



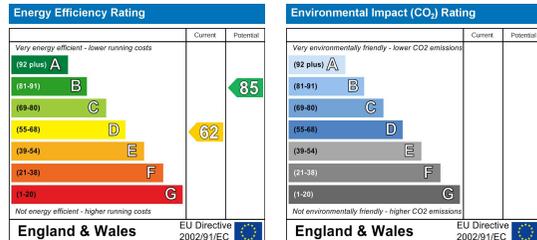
Total floor area: 75.8 sq.m. (815 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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.

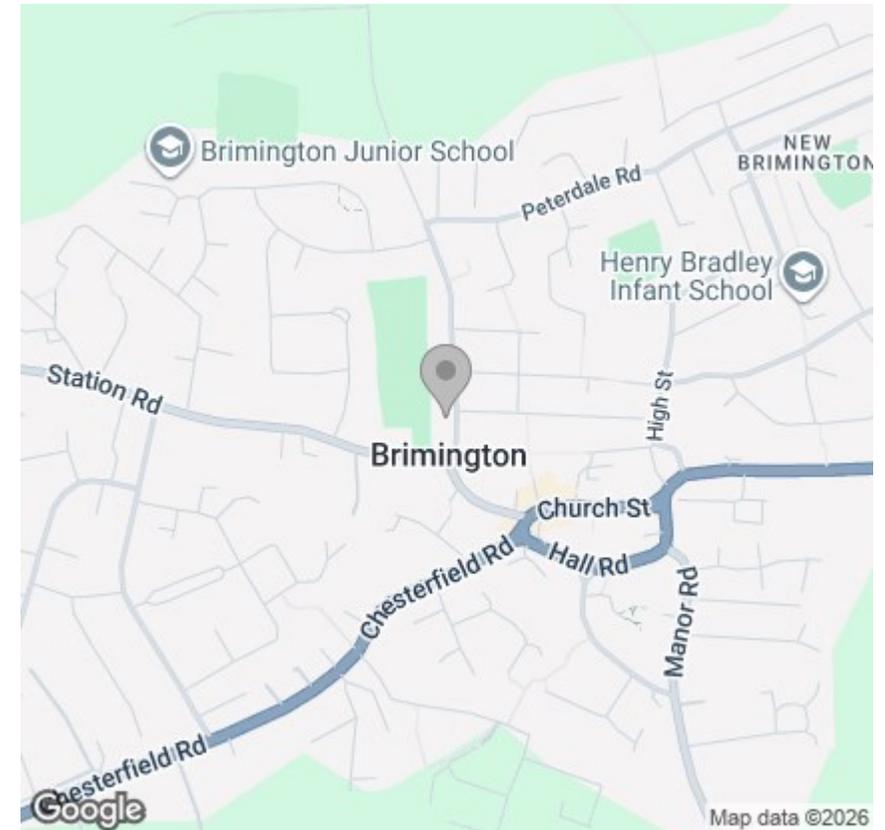
## Energy Efficiency Graph



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.

