







## 9 Southdown Avenue

Loundsley Green • Chesterfield • S40 4QN

£220,000

Situated on a generous plot, this two double bedroom semi-detached home is located in the well-established and popular area of Loundsley Green. The area offers a good range of local amenities, including shops, cafés, and everyday services, with well-regarded schools nearby. Excellent transport links provide straightforward access to Chesterfield town centre and the train station, along with good road connections to surrounding areas. Parks, green spaces, and walking routes are close by, including Holmebrook Valley Park, with the Peak District easily accessible. An ideal property for first-time buyers, couples, or single professionals. The property is entered via a side door into the hallway, where straight ahead leads into the living room. This is a good-sized, front-facing reception room featuring a characterful fireplace. To the right of the hallway is a useful storage area, while turning left leads through to the kitchen diner. This modern, open-plan space is fitted with shaker-style units and offers space for freestanding appliances, along with a breakfast bar for seating and additional room for a small dining table. Double doors open directly onto the rear garden, and from the dining area there is access to a separate utility room, which provides further space for freestanding appliances and an additional external door to the garden. To the first floor, there are two double bedrooms and a bathroom. The main bedroom is front-facing and spacious, while the second double bedroom overlooks the rear garden and is also well proportioned. The bathroom is modern and part-tiled, fitted with a bath and wash basin, with a separate WC adjoining. Externally, the rear garden is large, enclosed, and well maintained, beginning with a pebbled patio area ideal for seating, leading to an easy-to-maintain lawn. The garden also features a shed to the rear and mature trees. To the front of the property is a driveway providing off-road parking for multiple vehicles.



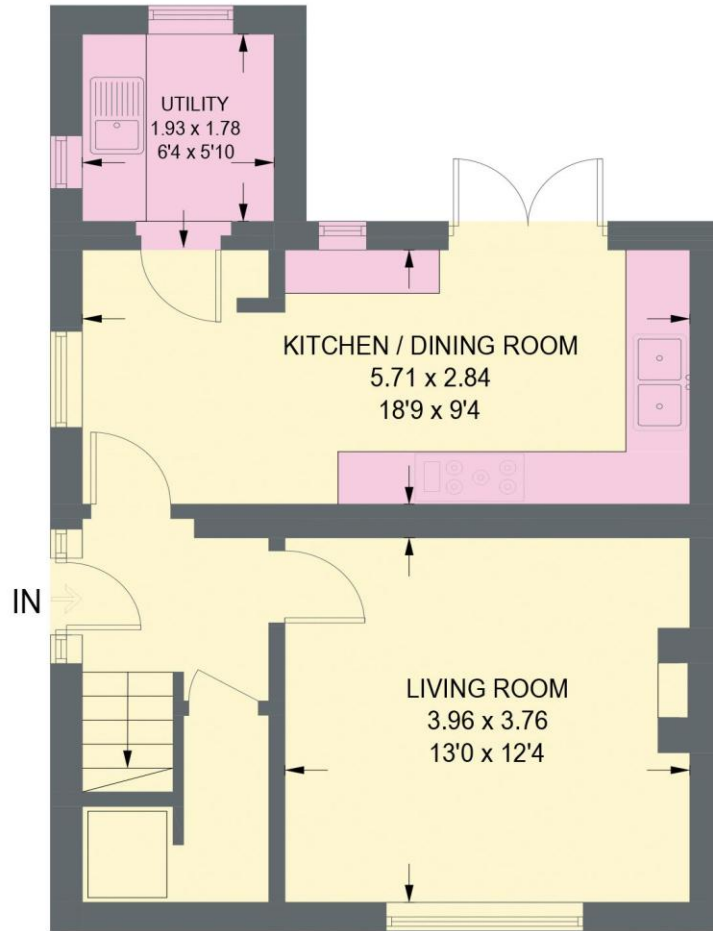


- Two Bedroom Semi Detached House
- Situated on a Generous Plot
- Perfect First Time Home Front Facing Living Room w/ Feature Fireplace
- Modern Open Plan Kitchen Diner
- Useful Utility Room
- Two Double Bedrooms
- Modern Bathroom & Separate WC
- Large Enclosed Garden & Patio
- Driveway Parking for Multiple Vehicles
- Council Tax Band B




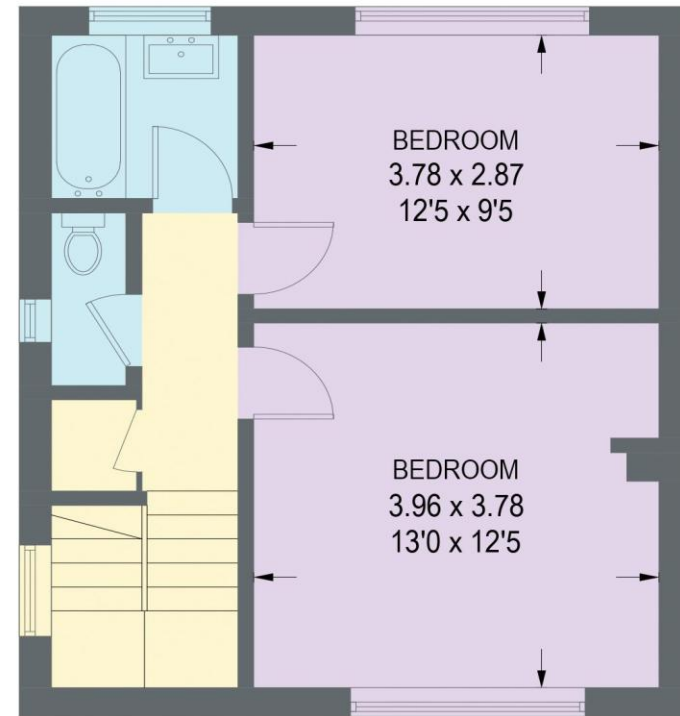
# 9 SOUTHDOWN AVENUE

APPROXIMATE GROSS INTERNAL AREA = 81.8 SQ M / 881 SQ FT



**GROUND FLOOR**  
**43.1 SQ M / 464 SQ FT**

 = REDUCED HEADROOM BELOW 1.5M / 5'0



**FIRST FLOOR**  
**38.7 SQ M / 417 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1296178)



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