



**3 Langtree Avenue**

Old Whittington, Chesterfield, S41 9HW

£230,000



### 3 Langtree Avenue

Old Whittington, Chesterfield, S41

Located in a quiet position, within easy access to both Chesterfield and Sheffield Town Centre, and just a short drive to the Peak District National Park, is this deceptively spacious and tastefully styled 3 bedroom semi detached property.

Offering 1065 sqft of accommodation over 2 storeys, the property features a dual aspect family lounge with feature fireplace, an adjoining conservatory, a modern kitchen, 3 good sized bedrooms and a stylish shower room.

Externally, to the front of the home is a large driveway and car-port, providing parking for multiple cars, the garage has been partially converted leaving storage to the front and a flexible use space to the rear, currently used as a bar but would make a fantastic home gym or office. The south-facing garden has been beautifully landscaped to be both social and low maintenance, with a decked area, perfect for entertaining guests and family BBQ's.

The first floor comprises; entrance hallway, modern kitchen with side door access, dual aspect dining lounge with feature fireplace and an adjoining conservatory.

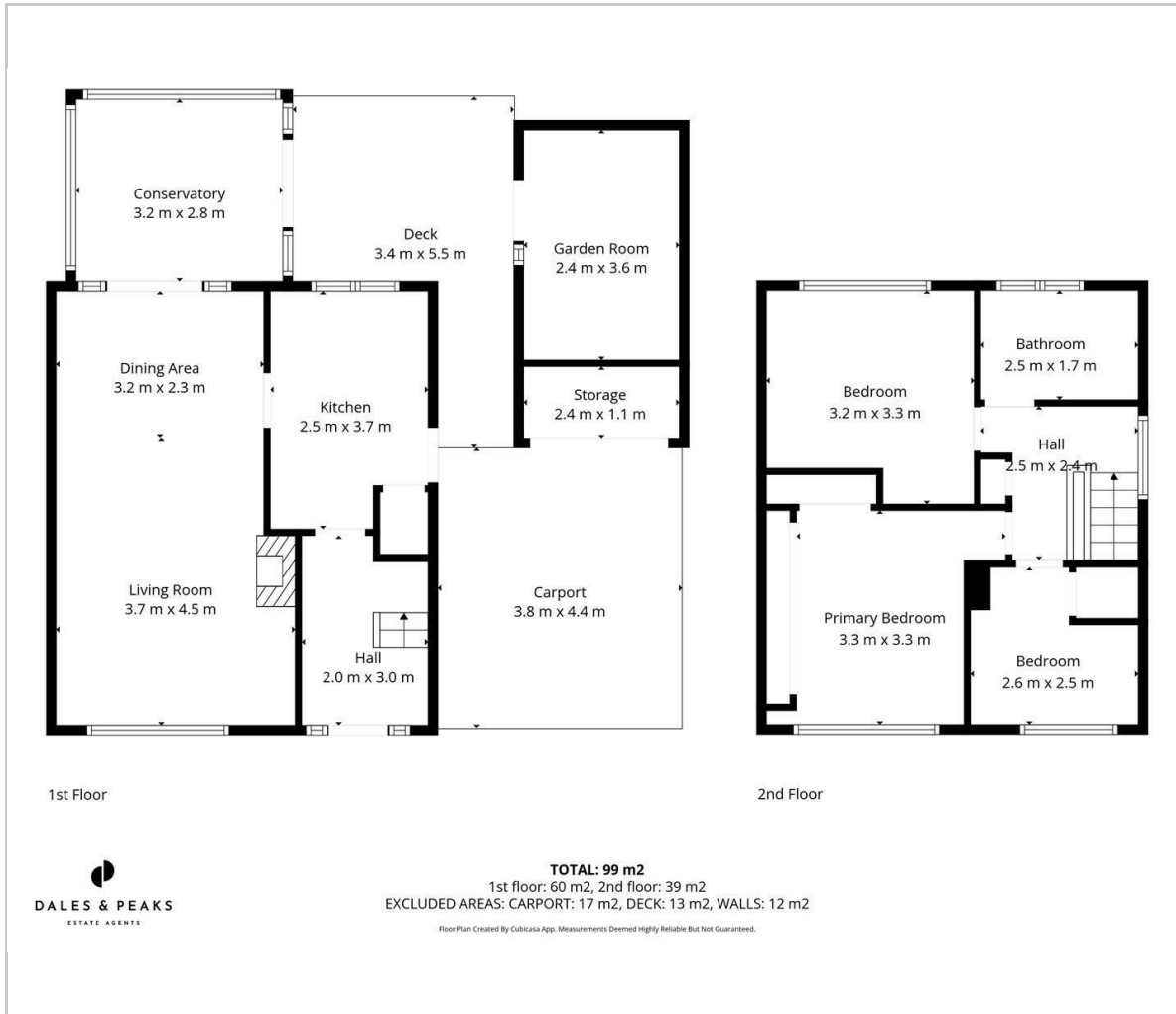
The second floor comprises; modern shower room, 3 bedrooms of which includes 2 double bedrooms and 1 single bedrooms. The principle bedroom features fitted wardrobes.

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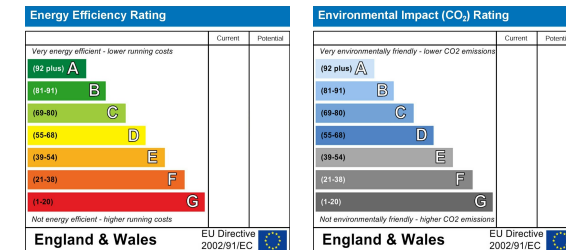
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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