



**Wythburn Road, CHESTERFIELD S41 8DP**



**welcome to**

## **Wythburn Road, CHESTERFIELD**

A spacious three bedroom semi-detached property in need of some improvement throughout. The property offers two reception rooms, a kitchen, comfortable bedrooms and a bathroom and separate WC. Externally the property features a generous front and rear garden complete with brick built out-house.

### **Entrance Hall**

Exterior door opens into a spacious entrance hallway with carpeted stairs to the first floor, radiator and doors to:

### **Living Room**

A comfortable living space with double glazed window to the front elevation, gas fireplace and double doors leading to:

### **Dining Room**

A comfortable second reception room with double glazed window overlooking the garden and door to:

### **Kitchen**

The kitchen features a selection of wall, base and drawer units, while providing space for a suite of free-standing appliances. With double glazed window overlooking the garden, exterior door and door to the hallway.

### **First Floor Landing**

Central landing area with window to the side elevation, loft access and doors to:

### **Bedroom One**

A comfortable double bedroom with double glazed window to the front elevation and radiator.

### **Bedroom Two**

A second comfortable double, having a built in storage cupboard, window overlooking the garden and radiator.

### **Bedroom Three**

A generous single/occasional double that could be utilised as a home office if required. With radiator and window to the front elevation.

### **Bathroom**

Fitted with a white suite comprising of panel bath and pedestal hand-wash basin. With radiator and frosted window to the rear.

### **Wc**

A separate double WC, also having a frosted window to the side elevation.

### **Outside**

The property occupies a substantial plot, with a generous frontage and a sizeable rear garden with brick built storage shed. The garden requires some attention to reach its full potential.

### **Agent's Note**

Prospective purchasers are advised that this property is of non-standard construction - Please contact the agent for further details





***view this property online*** [williamhbrown.co.uk/Property/CSF104712](http://williamhbrown.co.uk/Property/CSF104712)



welcome to

## Wythburn Road, CHESTERFIELD

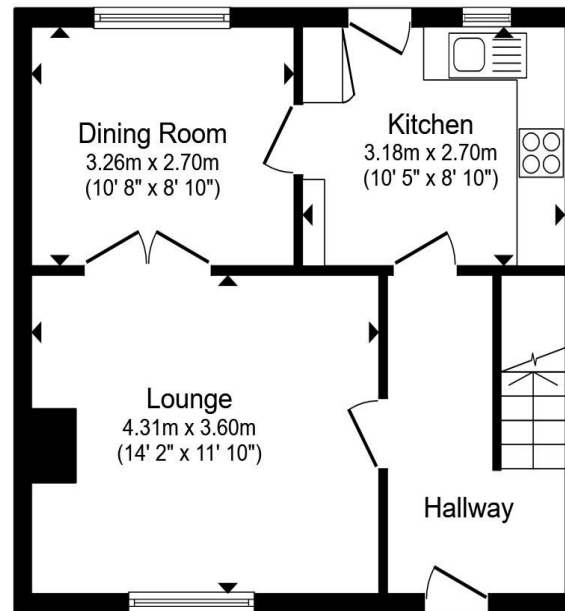
- Guide Price £65,000 - £85,000
- Council Tax Band A
- Some Modernisation Required
- Generous Plot
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

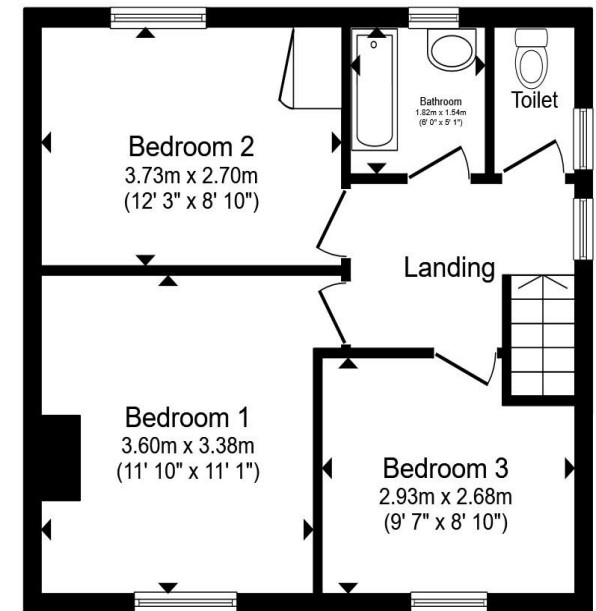
Council Tax Band: A

guide price

**£65,000**



**Ground Floor**



**First Floor**

Total floor area 84.7 m<sup>2</sup> (912 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

  
william  
h brown

**view this property online** [williamhbrown.co.uk/Property/CSF104712](http://williamhbrown.co.uk/Property/CSF104712)



Property Ref:  
CSF104712 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)