



HUNTERS[®]
HERE TO GET *you* THERE

23 Chelmsford Avenue, Aston, S26 2AU

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Offers In The Region Of £195,000

Located in the desirable and well-connected area of Aston, this well-maintained and tastefully presented three-bedroom semi-detached home offers a fantastic opportunity for families, first-time buyers, or investors alike.

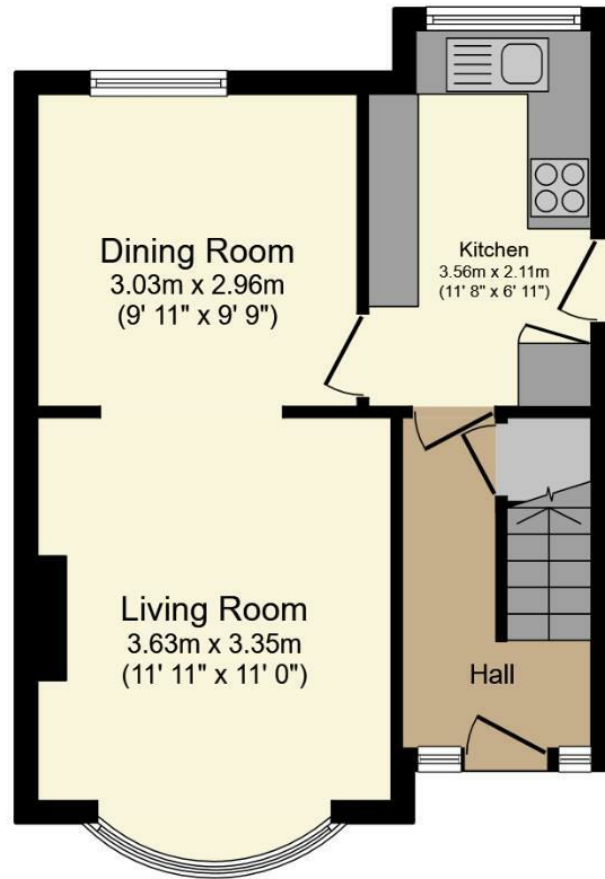
Available with no chain, this family home benefits from off street parking, a detached garage with gardens to the front and rear.

Situated on Chelmsford Avenue, the property benefits from a peaceful residential setting while being conveniently close to a wide range of local amenities. The adjoining township of Swallownest offers shopping, schools, and healthcare facilities, making it ideal for family life.

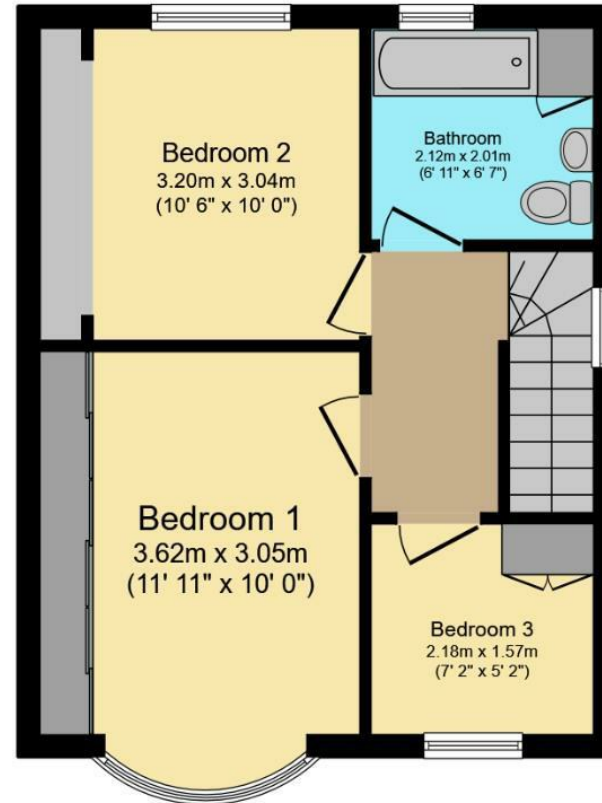
Commuters will appreciate the proximity to Junction 31 of the M1, providing easy access to Sheffield, Chesterfield, Rotherham, and Worksop. For leisure and recreation, Crystal Peaks Shopping & Leisure Complex and Rother Valley Country Park & Water Sports Centre are just a short drive away.

This well-proportioned home presents a wonderful opportunity for a new generation to create lasting memories in a welcoming community.

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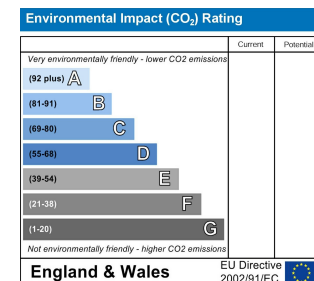
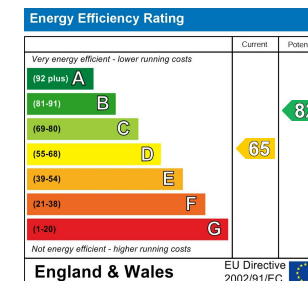
Ground Floor
Floor area 36.1 sq.m. (388 sq.ft.)



First Floor
Floor area 35.8 sq.m. (386 sq.ft.)

Total floor area: 71.9 sq.m. (774 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



On The Ground Floor

Open Porch

Having a uPVC framed and double glazed door and side lights leading through to

Entrance Hall

Having stairway access to the First Floor and an under-stairs store cupboard off.

Bay Windowed Lounge

14' x 10'11"
Having a stone feature fireplace surround with open grate and a range of down lighting. Wooden framed and glazed sliding doors leads through to

Kitchen

11'10" x 6'11"
Having a stainless sink unit with mixer tap set into an 'L' shaped working surface with cupboards and drawers below together with space, plumbing and drainage for an automatic washing machine. The walls are part ceramic tiled and there are a range of wall cupboards together with the wall mounted gas fired combination boiler serving the central heating system and providing instantaneous hot water. A part glazed uPVC framed external door to the side and a PANTRY.

Dining Room

9'11" x 9'9"
With a range of down lighting.

On The First Floor

Landing

With trap door and loft ladder access to the sub roof void which is part boarded for light weight storage purposes.

Bedroom No.1

14'6" x 10'
Having a range of built-in wardrobes along one wall with cupboards over.

Bedroom No.2

10'4" x 10'
Having a range of sliding door wardrobes along one wall with an adjoining desk with shelving over.

Bedroom No.3

7'6" x 7'1"
Being to the front of the property and having a double door cupboard and wardrobe.

Bathroom/W.C.

The walls being fully ceramic tiled and having a suite of bath with electric shower over, pedestal wash hand basin and low flush w.c. A range of store cupboards

Outside

Gardens to the front and rear, the latter being South Facing and a long DRIVEWAY providing parking for a number of vehicles. An external STORE attached to the rear of the property.

Garage

17'9" x 8'9"
With an up and over door.

General Remarks

N.B.
All measurements are approximate and unless otherwise stated are the maximum overall measurements including into recesses and bay windows, measured plaster to plaster.

Tenure

We understand that the property is Freehold.

Rating Assessment

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

Double Glazing, Central Heating, Cavity Wall Insul

The property has the benefit of gas fired central heating with panel radiators throughout and the windows and external doors are uPVC framed and double glazed replacement units, and the property also has the benefit of Cavity Wall Insulation.

Vacant Possession

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

Mortgage Facilities

We shall be pleased to assist you in obtaining the best type of mortgage to suit your individual needs.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is under a mortgage, the lender may require a valuation and there may be a fee for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & WalesEU Directive 2002/91/EC









