

wards
estate agents

15 Lister Close

, Chesterfield, S41 7NW

Offers in the region of £220,000

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OFFERED WITH NO ONWARD CHAIN !!!

Well presented THREE BEDROOMED/3 STOREY END TOWNHOUSE, perfectly situated for easy access to the town centre, train station, college, bus routes and major commuter network roads. Ideal for first time buyers, small families, down sizers or investors alike!

Internally the property benefits from Gas Central Heating & uPVC Double Glazing, and comprises of :- spacious entrance hall, ground floor w/c & versatile ground floor bedroom, which could be utilised as a second family room, home office, study or playroom with patio door onto the rear garden.

First floor with reception room with French doors onto the Balcony, complimentary kitchen/dining room. Second floor :- two further bedrooms & family bathroom comprising of a three piece suite.

Tarmacadam driveway to the front with car standing space, and access to the single integral garage.
Enclosed rear garden with substantial fenced boundaries, secure side gate. Mature lawned area perfect for social / family entertaining.

Additional Information
Gas Central Heating- Conventional Baxi Boiler (Installed in 2024)
2026 service certificate to be provided.
uPVC double glazed windows
Gross Internal Floor Area- 104.1 Sq.m/ 1120.2 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area - Brookfield Community School

Entrance Hall
19'1" x 3'7" (5.82m x 1.09m)
Spacious entrance hall, with access to the cloakroom, versatile ground floor bedroom & stairs leading to the first floor.

Cloakroom
4'11" x 2'10" (1.50m x 0.86m)
Comprising of a two piece suite, with pedestal wash hand basin & low level W/C.

Ground Floor Double Bedroom Three
12'5" x 9'4" (3.78m x 2.84m)
Versatile ground floor bedroom with patio door into the rear garden. Could be utilised as, second family room, office, study, or playroom.

First Floor Landing
12'5" x 6'3" (3.78m x 1.91m)
Access to the reception room, kitchen/dining room & stairs leading to the second floor.

Kitchen/ Dining Room
12'5" x 9'3" (3.78m x 2.82m)
Comprising of a range of base & wall units with complimentary work surfaces above and inset stainless steel sink. Double oven, gas hob with integrated extractor fan above, integrated washing machine and space or fridge freezer. Rear aspect uPVC window with views over the rear garden. The boiler is located in the kitchen.

Reception Room
12'5" x 12'5" (3.78m x 3.78m)
Neutrally decorated living space with French doors onto the Balcony.

Front Balcony
9'9" x 5'3" (2.97m x 1.60m)
Ideal space for social / family enjoyment.



















Second Floor Landing
12'5" x 6'3" (3.78m x 1.91m)
Access to further two bedrooms & family bathroom. Storage cupboard with hot water cylinder tank.

Rear Double Bedroom One
12'5" x 9'8" (3.78m x 2.95m)
Main double bedroom with views over the rear garden.

Front Bedroom Two
12'8" x 6'8" (3.86m x 2.03m)
Further good sized bedroom.

Family Bathroom
8'8" x 5'4" (2.64m x 1.63m)
Being mostly tiled, and comprising of a three piece suite which includes, pedestal wash hand basin, bath with overhead shower & folding bath screen, low level W/C.

Single Integral Garage
18'4" x 8'5" (5.59m x 2.57m)
With power and lighting, up & over door.

Outside
Front tarmacadam drive with car standing space and access to the integral garage.

Enclosed rear garden with substantial fenced boundaries, secure side gate. Mature lawned area perfect for social / family entertaining.





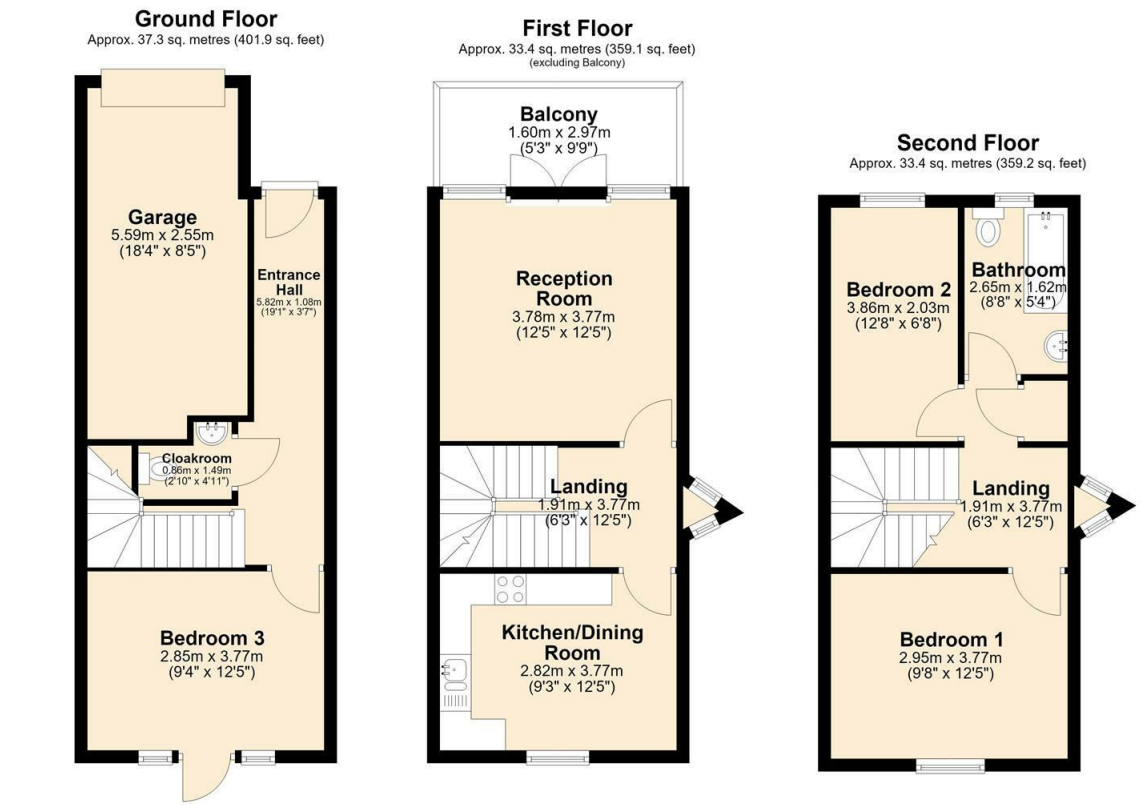


School catchment areas

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

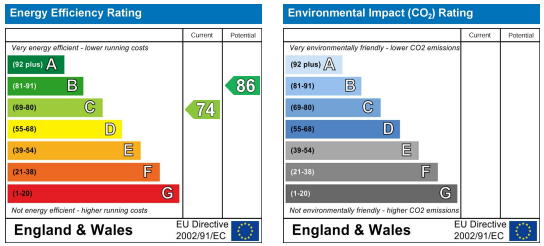


Total area: approx. 104.1 sq. metres (1120.2 sq. feet)

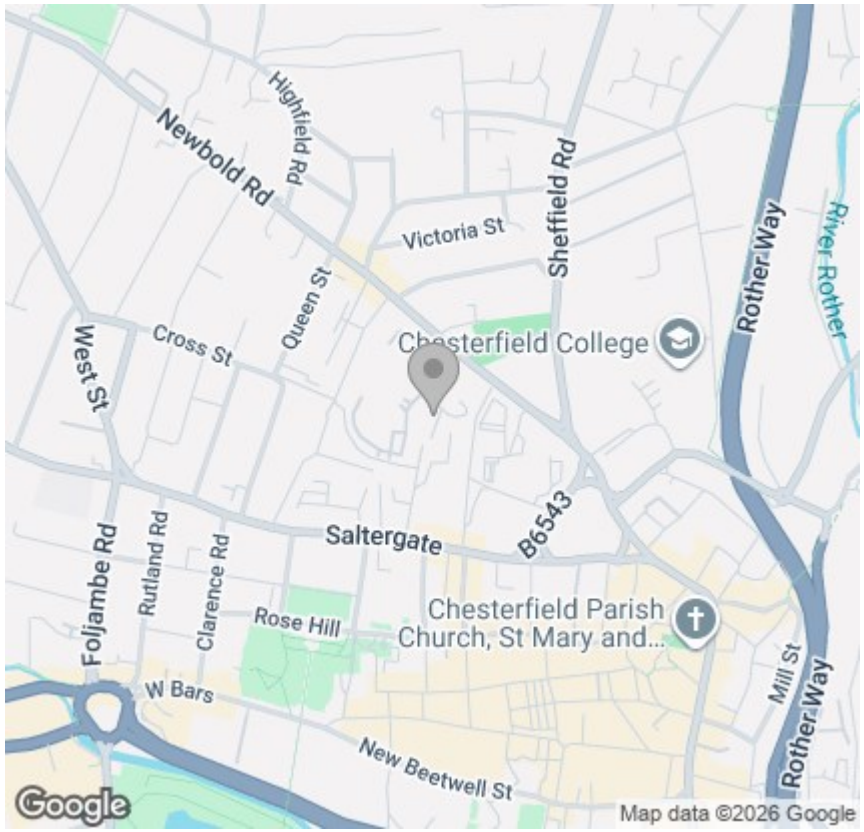
Viewing

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



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.

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