wards
estate agents

18 Orchard View Road

Ashgate, Chesterfield, S40 4BU

Guide price £225,000

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Early viewing is imperative to fully appreciate this remarkable TWO BEDROOM TRADITIONAL BAY FRONTED SEMI DETACHED FAMILY HOUSE with a SOUTH FACING REAR GARDEN. Ideal for first time buyers or small families alike and located within close proximity of local schools, amenities, shops, bus routes, the town centre and with Holme Brook Valley Park and Linacre Reservoirs being only a short distance away.

Stylishly presented, the property benefits from Gas Central Heating (Potterton Combi Boiler) & uPVC Double Glazing throughout. Comprising of, entrance hall, beautifully decorated front reception room with bay window, newly fitted in 2023 a splendid shaker style kitchen, with integrated appliances, separate utility area.

To the first floor offers front main double bedroom with built in wardrobe/storage cupboard. Rear versatile single second bedroom, currently utilised as an office/home working space. Newly fitted in 2021 a partly tiled shower room which comprises of a White three piece suite.

Front blocked paved driveway providing two car standing spaces, fenced boundary and secure side gate which offers access to the rear.

Fabulous SOUTH FACING rear garden which is perfect for outside social/family entertaining. Ideal patio area with mature lawn & lower pebbled area with pergola which creates a lovely social atmosphere. Substantially fenced boundaries with an abundance of trees, plants & shrubs. Outside security lighting, shed & tap.

Additional Information

Gas Central Heating- Potterton Combi Boiler fitted(2017) (Serviced annually - 2026 certificate to be provided)
Stairs and landing carpet was replaced in 2022
Newly fitted kitchen 2023
Newly fitted shower room 2021
uPVC Double Glazed Windows
Gross Internal Floor Area- 55.7 Sq.m/ 599.3 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area- Outwood Academy Newbold

Entrance Hall

3'6" x 2'7" (1.07m x 0.79m)

uPVC front entrance door. Stairs leading to the first floor.

Exquisitely Presented Reception Room

13'11" x 11'11" (4.24m x 3.63m)

Front family reception room with laminate flooring and bay window, Feature fireplace surround with a Cast Iron wood burner set upon hearth. Picture rails and fitted window. blinds.

Splendid Integrated Off-White Cream Kitchen

11'11" x 7'8" (3.63m x 2.34m)

Newly fitted in 2023 shaker style kitchen, comprises of Off-White Cream base & wall units with complimentary worksurfaces above & matching upstands. Inset sink and integrated dishwasher, integrated single oven, gas hob with chimney extractor fan above. Space for fridge freezer. Feature anthracite radiator.

Utility Room

4'5" x 2'8" (1.35m x 0.81m)

Ideal storage space with plumbing & space available for washing machine. The boiler is located here.

First Floor Landing

6'4" x 2'9" (1.93m x 0.84m)

Stairs and landing carpet was replaced in 2022. Access into the insulated and mostly boarded loft space, with velux window.

Front Double Bedroom One

14'7" x 12'0" (4.45m x 3.66m)

Main bedroom with bay window & fitted blinds. Feature original fireplace with hearth. Built in wardrobe / storage cupboard.

Rear Single Bedroom Two

8'4" x 7'10" (2.54m x 2.39m)

Versatile single bedroom currently utilised as an office/home working space. Views over the rear garden.

Refitted Shower Room

6'4" x 4'7" (1.93m x 1.40m)

Newly fitted in 2021, being party tiled and comprising of shower cubicle with 'brick' style tiling pedestal wash hand basin, and low level W/C. Sliding barn door. Heated towel rail and downlights.

Outside

Front blocked paved driveway providing two car standing spaces, fenced boundary and secure side gate which offers access to the rear.

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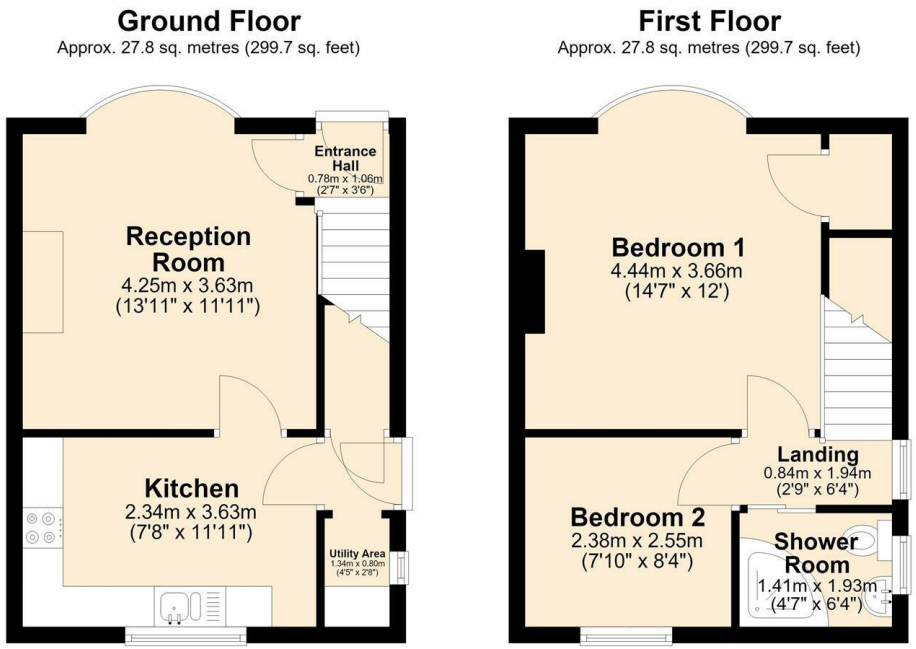
School catchment areas

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



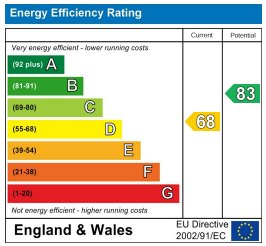
Total area: approx. 55.7 sq. metres (599.3 sq. feet)

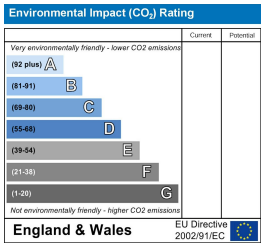
Area Map

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





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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