



53 Dale Bank Crescent, New Whittington, Chesterfield, S43 2DN
Guide Price £225,000



* THREE GENEROUS BEDROOMS * FAMILY DINING KITCHEN * LOUNGE WITH FRONT ASPECT * GARDEN ROOM WITH ACCESS TO REAR GARDEN * LAUNDRY ROOM WITH DOOR TO REAR * REFITTED SHOWER ROOM/W.C. * DOUBLE GLAZED WINDOWS & DOORS * GAS CENTRAL HEATING * POPULAR LOCATION

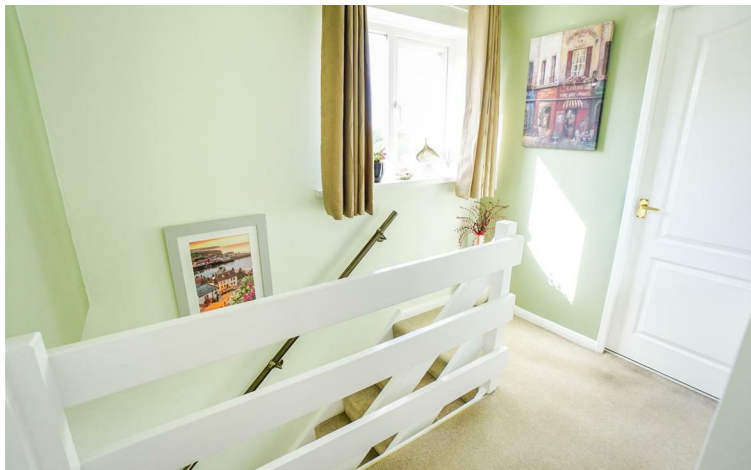
W T Parker are delighted to receive instructions to market this immaculately presented and well-proportioned semi-detached family home which was constructed in the 1970's.

The property boasts a practical living space and briefly comprises: entrance hall, lounge with front aspect and feature fire surround, full-width family dining kitchen which is comprehensively fitted, garden room with patio doors to rear and laundry room positioned to the rear of the attached garage. To the first floor there are three bedrooms, one of which has a range of fitted bedroom furniture and a modern shower room/w.c.

Outside, there are low maintenance gardens along with a driveway providing off street parking and leading to the aforementioned garage.

It is also worth noting that the property has double glazed windows and doors throughout and has a gas fired central heating system fuelled by a combination boiler.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Entrance Hall

5'6" x 4'5" (1.69m x 1.36m)

With double glazed door to front elevation, double glazed window to side and further door leading through to:

Lounge

15'2" x 14'4" (4.64m x 4.37m)

A welcoming reception room which has feature fire surround with decorative coal-effect insert, wall light points, stairs to first floor accommodation, double glazed window to front elevation and two radiators. Double doors leading through to:

Dining Kitchen

15'8" x 10'2" (4.80m x 3.10m)

Having been comprehensively fitted with a range of wall and base cupboard units with worksurfaces over and inset double drainer sink unit with mixer tap. Also having integrated appliances to include double electric oven and grill, microwave, gas hob with extractor canopy over, plumbing and space for dishwasher, integrated fridge, ceramic tiled splashbacks, under pelmet lighting, double glazed window and sliding patio doors leading through to the garden room, understairs pantry, radiator and door leading through to:

Attached Garage

With up and over door, eaves storage, light and power. Door leading through to:

Laundry Room

8'6" x 5'8" (2.61m x 1.75m)

With double glazed window and door to rear, range of wall and base cupboard units, space and

plumbing for washing machine and tumble dryer, wall mounted gas combination boiler and radiator.

Garden Room

14'2" x 8'6" (4.34m x 2.60m)

A versatile room which enjoys views over the rear garden through double glazed windows and having double glazed patio doors leading to outside.

FIRST FLOOR ACCOMMODATION

Landing

With double glazed window to side elevation and access to roof space.

Bedroom One

12'11" x 9'0" (3.95m x 2.75m)

A lovely master bedroom which has a range of fitted bedroom furniture providing ample hanging and storage facilities. Also having double glazed window to front elevation and radiator.

Bedroom Two

12'1" x 8'9" (3.69m x 2.67m)

With double glazed window enjoying far reaching views to rear elevation and radiator.

Bedroom Three

9'1" x 6'0" (2.77m x 1.84m)

With double glazed window to front elevation and radiator.

Shower Room/WC

6'9" x 6'2" (2.08m x 1.89m)

Having been refitted with a modern suite comprising shower enclosure with fitted shower, vanity unit with inset wash basin with mixer tap over and storage below, low flush w.c. with concealed cistern. Also

having full ceramic wall and floor tiling, double glazed window to rear elevation and large heated towel rail.

Outside

To the front of the property there is a forecourt garden and driveway providing off street parking and leading to the aforementioned attached single garage.

To the rear of the property there is a tiered garden which has patio, lawn and well stocked borders which has clearly defined timber fenced boundaries.

Tenure

The Property is understood to be Freehold

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com
Rachael Grange 01246 232156 |
rachael@wtparker.com

Local Authority & Planning

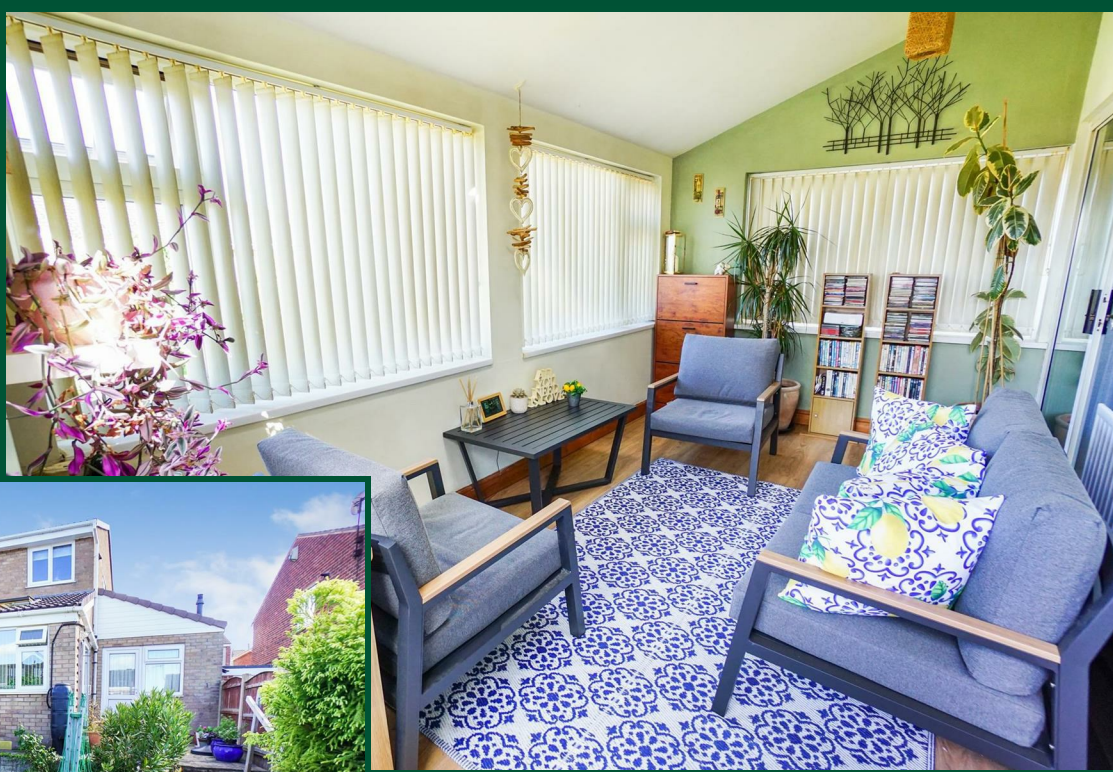
All enquiries should be directed to:

Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345

Council Tax Banding

Band B - Chesterfield Borough Council

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|----------------------------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |



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