



19 CHESTNUT AVENUE SHEFFIELD, S21 1HN

£180,000
FREEHOLD

Guide Price £180,000 - £190,000

Ready to Move Into – Ideal First-Time Buyer Home

This beautifully presented two-bedroom home is ready to move straight into, making it an excellent choice for first-time buyers. The property features a modern open-plan lounge, creating a bright and welcoming living space, along with a front entrance porch for added practicality. The well-appointed kitchen offers a good range of wall and base units complemented by attractive work surfaces, providing plenty of storage and preparation space.

Upstairs, you'll find two light and airy bedrooms and a superb family bathroom fitted with a contemporary three-piece suite. Outside, the generous rear garden boasts a patio area, perfect for outdoor dining and entertaining family and friends. Ideally located within a sought-after school catchment area, the property also benefits from excellent local amenities, including cafés,

**Kendra
Jacob**

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19 CHESTNUT AVENUE

- Guide Price £180,000 - £190,000 • Calling All First Time Buyers • School Catchment • Close To Local Amenities • Superb Kitchen And Bathroom • Driveway Providing Off Road Parking • Good Sized Rear Garden With Patio Area • Convenient For The Motorway Network • Ready To Move Into • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Porch

A side door leads into the entrance porch which is perfect for coats and shoes. Having laminate flooring and window overlooking the front.

Open Plan Lounge

Spacious open plan lounge having bay window overlooking the front elevation, stairs rising to the first floor accommodation, laminate flooring, spot lights to the ceiling and two central heating radiators.

Kitchen

A beautiful kitchen having a range of wall and base units. There is a double oven, electric hob and extractor over. Spot lights to the ceiling, central heating radiator and window overlooking the rear garden. There is plumbing for automatic washing machine.

Conservatory

Good sized conservatory having patio door leading onto the patio area and rear garden. This spacious conservatory has tiled flooring.

First Floor Landing

Open plan stairs from the lounge rise to the first floor accommodation. There is access to the loft space.

Bedroom One

Light and airy bedroom with window overlooking the front garden and having central heating radiator.

Bedroom Two

Lovely nursery with window overlooking the rear garden and having central heating radiator. Useful storage cupboard.

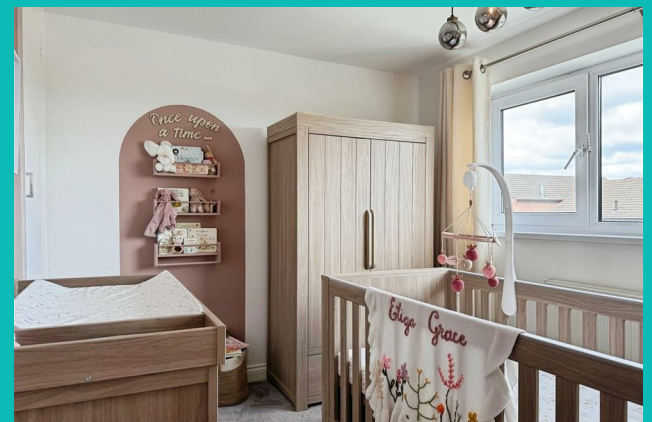
Family Bathroom

Superb bathroom with fully tiled walls briefly comprising of three piece suite to include panelled bath with shower over and glass shower screen, wash hand basin set in a vanity unit and low flush WC. There is a window to the side, spot lights to the ceiling and having heated towel rail.

Outside

To the front of the property is a driveway to the side providing off road parking. There is a lawned area of garden to the front. There is access to the side of the property with a gate which leads onto the rear garden. The rear garden is mainly laid to lawn having patio area which is perfect for entertaining. The garden is fully enclosed and must be viewed to appreciate the size.

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ADDITIONAL INFORMATION

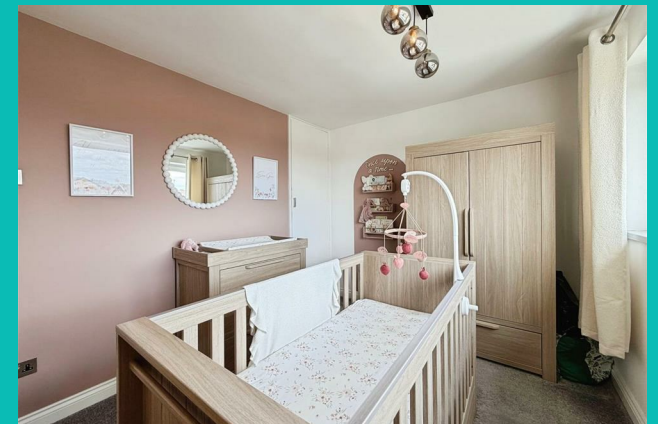
Local Authority – North East Derbyshire

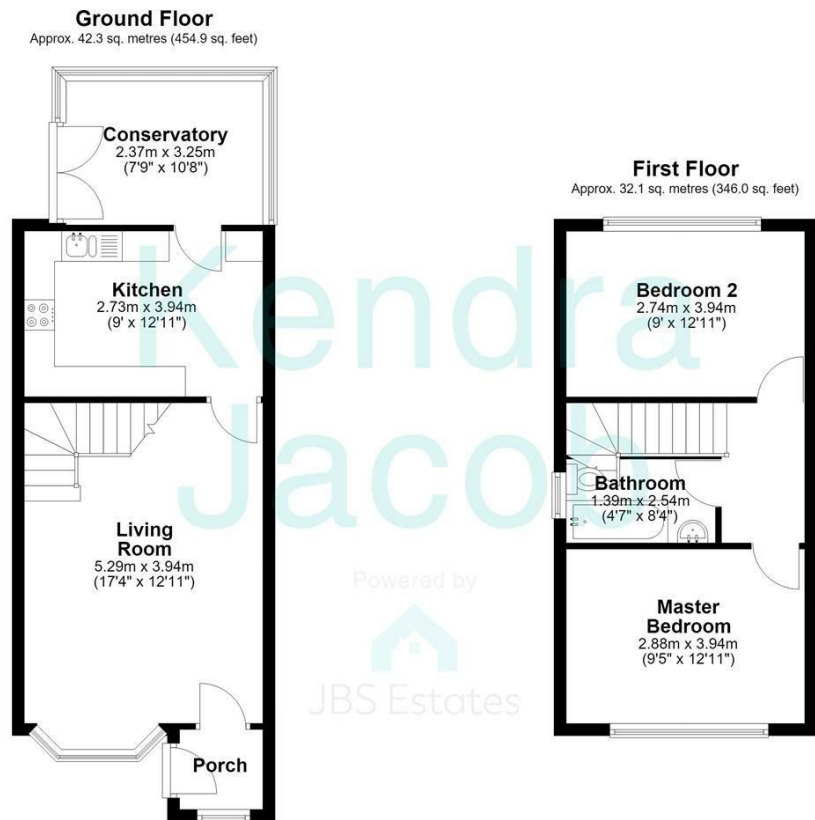
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 800.90 sq ft

Tenure – Freehold





Total area: approx. 74.4 sq. metres (800.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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