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65 Ashcroft Drive

Old Whittington • Chesterfield • S41 9PE

Guide Price £165,000 to £170,000

Welcome to this three-bedroom semi-detached home, offered to the market with no upward chain and situated in the popular area of Old Whittington. The property enjoys convenient access to a range of local amenities, while Chesterfield town centre is easily accessible for a wider selection of shopping, leisure and dining facilities. The area is well served by local schools and benefits from nearby green spaces, providing excellent opportunities for walking and outdoor recreation. Commuters will appreciate the excellent transport links, with straightforward access to Sheffield, Chesterfield train station, the M1 motorway and surrounding road networks. Offering spacious accommodation and excellent potential, this property is ideally suited to first-time buyers, couples and young families looking to make a home their own. The property is entered via a welcoming hallway with stairs rising to the first floor. Positioned to the right is the living room, a well-proportioned front-facing reception space featuring a fireplace, creating a warm and inviting focal point. The kitchen diner can be accessed from both the hallway and the living room, creating a practical flow throughout the ground floor. The kitchen is fitted with a range of shaker-style units incorporating integrated appliances, while the dining area provides ample space for family dining and everyday seating. French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating an excellent connection between the indoor and outdoor spaces. A door to the left of the kitchen diner leads into a useful side porch, which provides additional storage and utility space. The porch also benefits from a side external door offering convenient access to the rear garden. To the first floor are three bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and is a spacious double room. Bedroom two is another well-proportioned double bedroom positioned at the front of the property, while bedroom three is also front facing and offers a versatile single room, ideal as a child's bedroom, nursery or home office. The family bathroom is fully tiled and fitted with a four-piece suite comprising a bath with overhead shower, separate shower cubicle, wash basin and WC. Externally, the property benefits from a generous and enclosed rear garden, ideal for families and those who enjoy outdoor living. A patio area provides space for seating and entertaining before leading onto a well-maintained lawn. The garden also incorporates a pebbled section with a useful shed, mature shrubs, bushes and an established tree. A pathway continues through to a further garden area, surrounded by planting and featuring an extended lawn, creating a substantial outdoor. To the front of the property is a further lawned garden, while a long driveway to the side provides ample off-road parking.









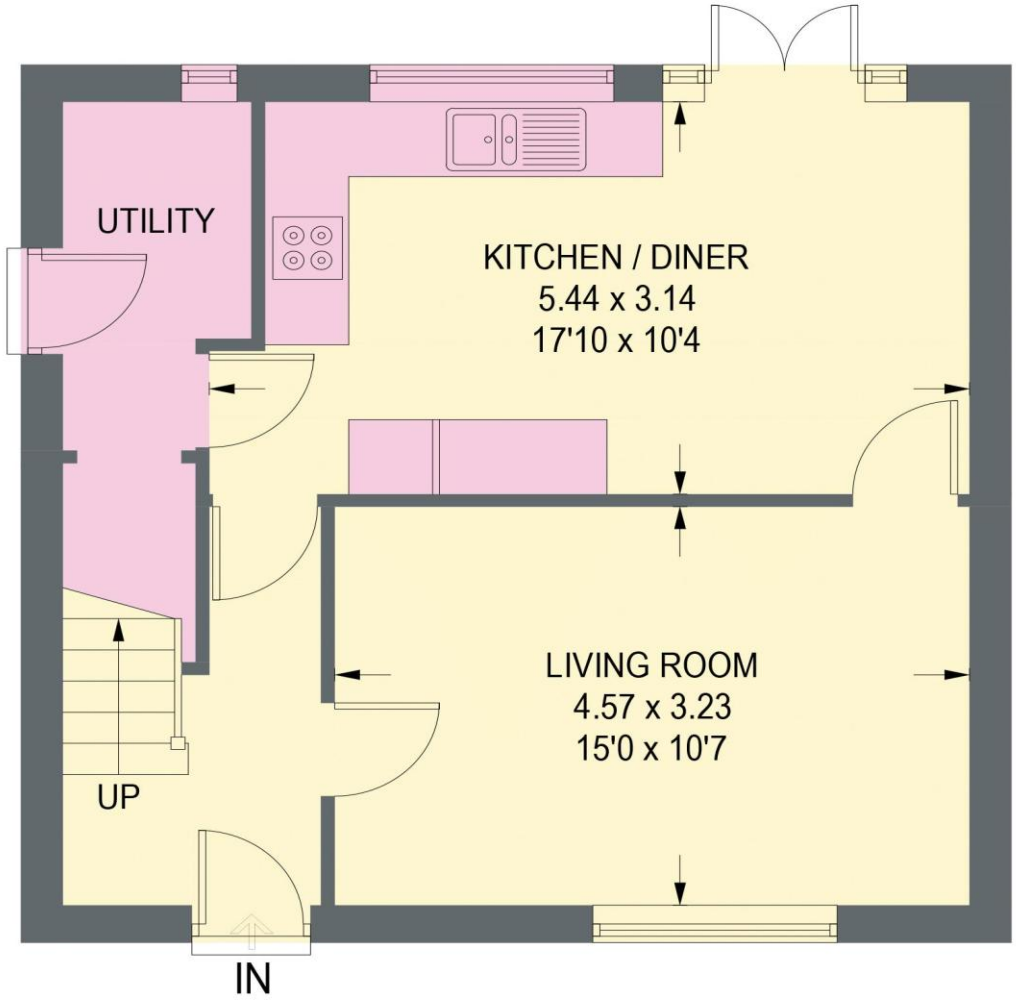


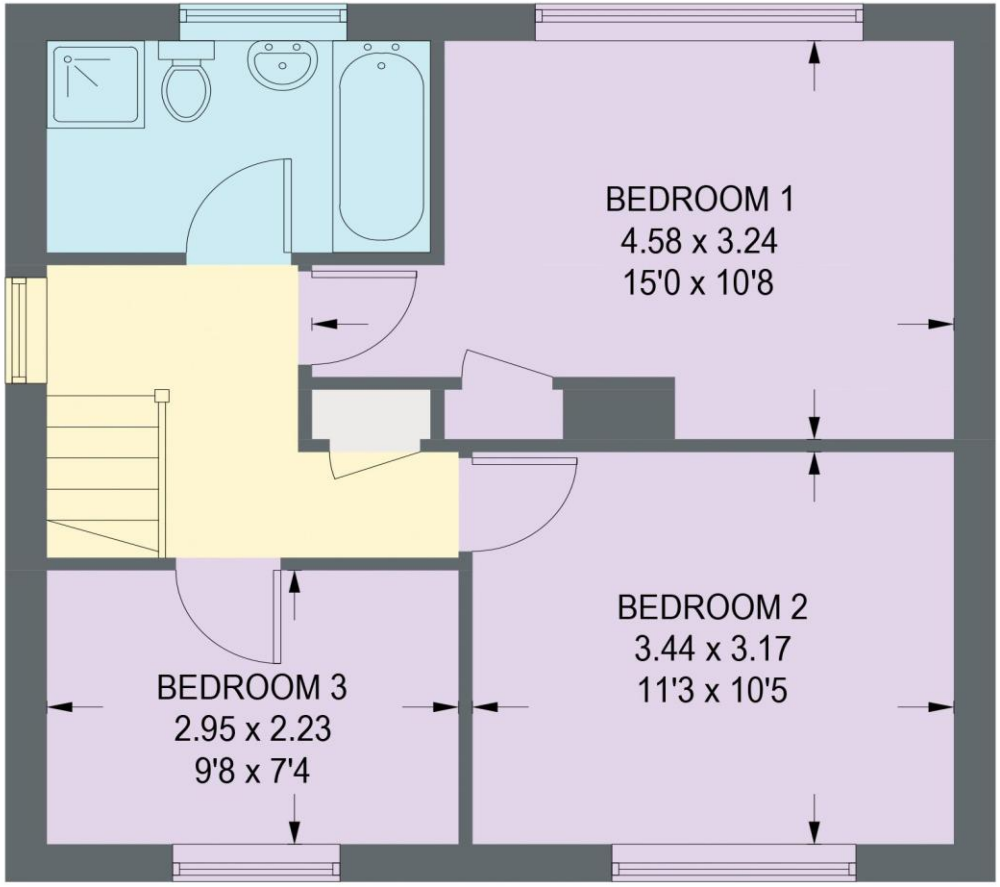
- Offered with No Upward Chain
- Three Bedroom Semi Detached House
- Spacious Front Facing Living Room w/ Fireplace
- Kitchen Diner with Integrated Appliances
- Side Porch & Utility
- Three Good Sized Bedrooms
- Fully Tiled Four Piece Suite Bathroom
- Long Enclosed Rear Garden
- Front Driveway Parking & Lawn
- Council Tax Band A



65 ASHCROFT DRIVE

APPROXIMATE GROSS INTERNAL AREA = 84.3 SQ M / 907.4 SQ FT





GROUND FLOOR = 42.6 SQ M / 458.4 SQ FT

FIRST FLOOR = 41.7 SQ M / 448.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1345628)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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