



57 Wain Avenue, Chesterfield, Derbyshire, S41 0FD

Offers In The Region Of £210,000

- Generously Proportioned Three Storey Town House
- Well Appointed Kitchen
- Off Street Parking
- EPC Rating: C
- Two Good Sized Reception Rooms
- Three Good Sized Bedrooms
- Enclosed West Facing Rear Garden
- Ground Floor Cloaks/WC
- En Suite & Family Bathroom
- Popular Edge of Town Centre Location

Welcome to this charming townhouse located on Wain Avenue close to the heart of Chesterfield. This delightful property boasts a well-designed layout, featuring spacious reception rooms that provides a perfect space for relaxation and entertaining guests. With three comfortable bedrooms, this home is ideal for families or those seeking extra space for a home office or guest room.

Built in the year 2014, this townhouse benefits from contemporary design and construction, offering a blend of style and practicality. Benefiting from uPVC double glazing, gas central heating, off road parking and a lovely enclosed west facing garden.

The location on Wain Avenue is not only peaceful but also conveniently situated near Chesterfield Town centre, retail parks, local amenities, schools, and road and rail transport links, making it an excellent choice for both families and professionals.

This townhouse presents a wonderful opportunity for anyone looking to settle in Chesterfield, combining modern living with a welcoming community atmosphere. Don't miss the chance to make this lovely property your new home.



Council Tax Band: C



ACCOMMODATION

GROUND FLOOR

STORM PORCH

-Having a tiled floor. A composite front entrance door opens into the ...

DINING ROOM

11'10" x 10'5"

A good sized front facing reception room, spanning the full width of the property, fitted with laminate flooring and having a central heating radiator and coving to the ceiling.

INNER HALL

The laminate wood flooring continues from the dining room. There is a central heating radiator and a staircase from here rises to the first floor accommodation.

CLOAKROOM / WC

Fitted with a white two piece suite comprising of a wash hand basin and a low flush WC.. There is a central heating radiator, tiled splash backs and mono chrome vinyl flooring.

KITCHEN

11'10" x 11'6"

Being fitted with a comprehensive range of white high gloss fronted units above and below roll top worksurfaces with complementary tiled splash backs, incorporated within is a 1½ bowl single drainer sink with mixer tap .Integrated appliances to include a double oven and 4-ring gas hob. Space and plumbing is provided for a washing machine and dishwasher and there is also space for a fridge/freezer. The room also benefits from a central heating radiator, a rear facing uPVC double glazed window, central heating boiler and a useful under stair store. A composite door gives access onto the rear of the property.

FIRST FLOOR

LANDING

Having a central heating radiator and spindle balustrade.

LIVING ROOM

11'10" x 10'5"

A lovely, cosy reception room fitted with coving to the ceiling, a central heating radiator, and uPVC double glazed French doors open out onto a balcony.

BEDROOM THREE

11'10" x 8'7"

A good sized rear facing double bedroom, spanning the full width of the property and benefiting from a central heating radiator, uPVC double glazed window and a large fitted wardrobe which contains hanging, shelf and overhead storage.

FAMILY BATHROOM

Fitted with a white three piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC. There are tiled splash backs and a central heating radiator.

SECOND FLOOR

LANDING

Having a central heating radiator, spindle balustrade and airing cupboard which houses the hot water cylinder

BEDROOM ONE

11'10" x 10'5"

A good sized double bedroom having two uPVC double glazed windows overlooking the front of the property, a central heating radiator, access to the loft space and a range of fitted wardrobes. A door gives access into the: ...

EN SUITE SHOWER ROOM

Fitted with a white three piece suite comprising of a tiled shower cubicle with thermostatic shower, pedestal wash hand basin and a low flush WC. There are further tiled splash backs and a central heating radiator.

BEDROOM TWO

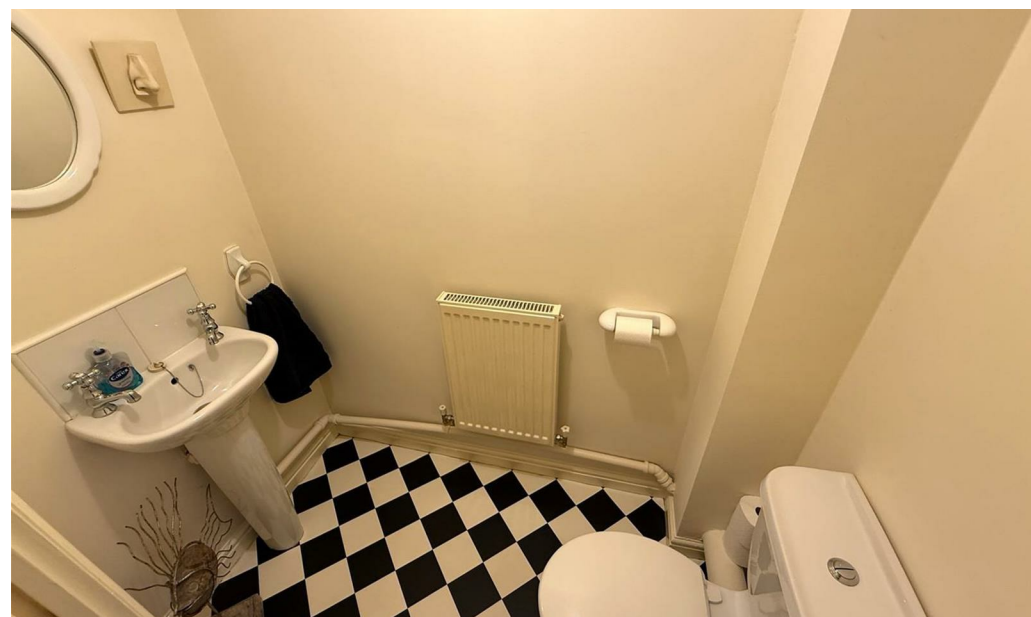
11'10" x 8'3"

A good sized rear facing double bedroom, spanning the full width of the property and having a central heating radiator and a uPVC double glazed window

OUTSIDE

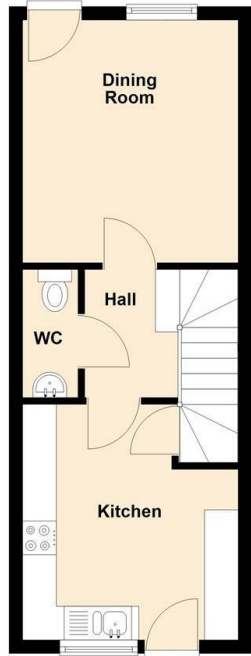
To the front of the property there is off street parking for two cars.

To the rear of the property there is an enclosed west facing rear garden, laid to lawn together with a planted side border and paved path leading to a gate which gives access onto a rear car park.

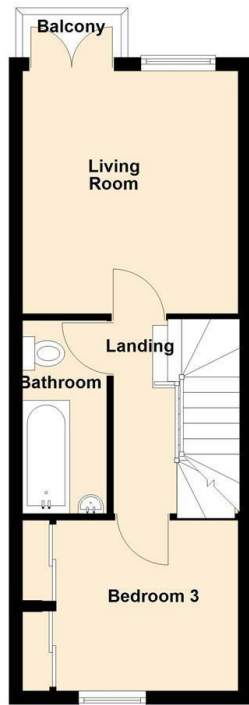




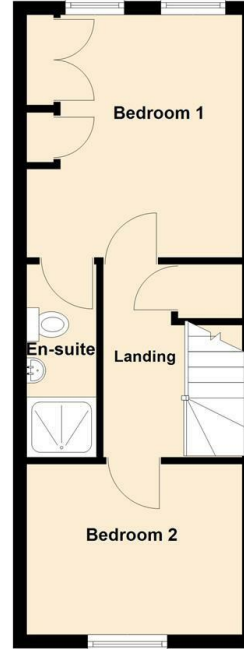
Ground Floor
Approx. 29.4 sq. metres (316.6 sq. feet)



First Floor
Approx. 29.4 sq. metres (316.6 sq. feet)



Second Floor
Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 88.2 sq. metres (949.7 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	