7 The Crescent, Brimington, Chesterfield, S43 1AZ
Offers in the Region of £160,000

W.T.PARKER
EST. 1909

* THREE GENEROUS BEDROOMS * POPULAR LOCATION * NO UPWARD CHAIN * DOUBLE ASPECT LOUNGE * KITCHEN/DINER WITH DUAL ASPECT * FIRST FLOOR SHOWER ROOM/W.C. * UPVC DOUBLE GLAZING * GAS CENTRAL HEATING * NO UPWARD CHAIN

Occupying a lovely plot, adjacent to open fields, W T Parker are pleased to offer to the market this semi-detached family home. The accommodation boasts a practical layout over two floors and is offered for sale with no upward chain.

Internally, the property briefly comprises: entrance hall with stairs to first floor accommodation and doors off to the double aspect lounge along with the 'L-Shaped' Dining Kitchen which has a dining area to the front elevation and sizeable kitchen area overlooking and leading out to the rear garden.

To the first floor there are three generously proportioned bedrooms, one of which has a comprehensive range of fitted wardrobes. There is also a landing with cupboard housing the gas central heating boiler and a shower room/w.c. with white suite.

The property enjoys a delightful spot, set back from the road and has a low maintenance front garden along with good sized grassed, bordered and patio areas to the rear which enjoy a good level of privacy.

It is also worth noting that the property benefits from double glazed windows and doors and a combination boiler.

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

GROUND FLOOR ACCOMMODATION

Entrance Hall
With UPVC double glazed door to front elevation, stairs to first floor and doors leading off to:

Double Aspect Lounge
17'0" x 11'7" (5.20m x 3.55m)
A good sized reception room which enjoys a double aspect with UPVC double glazed windows to front and rear elevations.

There is also a fire surround with inset coal-effect gas fire, coving to ceiling and radiator.

'L-Shaped' Dining Kitchen
With designated kitchen and dining areas comprising:

Dining Area
7'3" x 5'11" (2.23m x 1.82m)
With UPVC double glazed window to front elevation, door to entrance hall, laminate flooring and radiator.

Leading through to:

Kitchen Area
12'5" x 9'1" (3.81m x 2.78m)
Enjoying a rear aspect and having a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap.

Also having space and plumbing for washing machine, space for fridge and separate freezer, built-in double oven, four ring gas hob with concealed extractor hood over, continuation of the laminate flooring, large understairs storage cupboard, ceramic tiled splashbacks, UPVC double glazed window to rear elevation, double glazed stable door leading to the rear garden and radiator.

FIRST FLOOR ACCOMMODATION

Landing
A good sized landing with built-in storage cupboard housing the gas central heating boiler.

Also having UPVC double glazed window to rear elevation, access to roof space and doors leading off to:

Bedroom One
10'11" x 9'6" (3.35m x 2.91m)
A good sized double bedroom which enjoys a front aspect and has an extensive range of fitted wardrobes providing ample hanging and storage facilities along with further over-stairs built-in storage cupboard.

This room also has UPVC double glazed window to front elevation and radiator.

Bedroom Two
11'5" x 10'11" (max) (3.50m x 3.35m (max))
Another double bedroom enjoying a front aspect and having built-in storage cupboard, UPVC double glazed window to front elevation and radiator.

Bedroom Three
8'6" x 8'1" (2.60m x 2.47m)
Enjoying a rear aspect with views over the rear garden and having UPVC double glazed window and radiator.

'L-Shaped' Shower Room/WC
9'5" (max) x 5'8" (2.89m (max) x 1.73m)
Having been fitted with a three piece suite comprising corner shower enclosure with fitted shower, pedestal wash basin, low flush w.c., ceramic tiled walls, UPVC double glazed window to rear elevation and radiator.

Outside
The property occupies a good sized plot and is set back from the road. To the front elevation there are low maintenance gardens and a passageway which leads between the subject and neighbouring property and gives access to the rear garden via timber garden gate.

Gardens to the rear are tiered and enjoy a particularly private patio area along with borders containing a variety of mature plants, trees and shrubs. Some of the raised areas are also laid to lawn and there are two useful timber garden sheds.

Tenure
The Property is understood to be Freehold

Services
We understand all mains services are connected to the Premises.

Council Tax Banding
Band A - Chesterfield Borough Council

Local Authority & Planning
All enquiries should be directed to:

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

EPC
C/69

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

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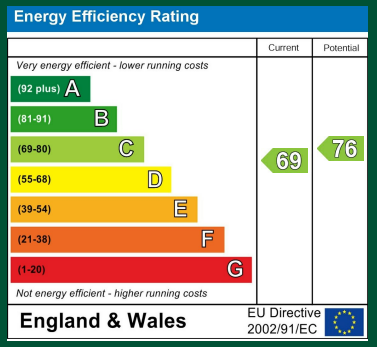

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