



92 Chester Street, Chesterfield, Derbyshire, S40 1DN
Offers Invited £132,500



* MID TERRACED HOUSE * TWO BEDROOMS PLUS ATTIC ROOM * DINING KITCHEN WITH REAR ASPECT * GOOD SIZED LOUNGE * FIRST FLOOR REFITTED BATHROOM WITH FOUR PIECE SUITE * REAR GARDEN WITH OUTBUILDINGS * GAS CENTRAL HEATING * DOUBLE GLAZING * NO UPWARD CHAIN

Boasting a fabulous location on a conveniently positioned street running between Ashgate Road & Chatsworth Road, this traditional mid terraced home offers a wealth of amenities and facilities within walking distance.

The property itself is positioned over three floors and has a good sized lounge and dining kitchen to the ground floor, two bedrooms and refitted bathroom to the first floor along with an attic room to the second floor.

Outside, there are secure gardens positioned to the rear with covered area and brick built stores accessed via a communal passage with the neighbouring property. It is worth noting that no access is granted to any other property through the garden which therefore provides a safe space for children and pets.

There is also gas central heating and double glazing and the property is offered with NO UPWARD CHAIN.

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



GROUND FLOOR ACCOMMODATION

Lounge

13'3" x 12'11" (4.04m x 3.96m)

A lovely lounge with front aspect and having double glazed door and window to front elevation and radiator.

Inner Lobby

With stairs to first floor accommodation.

Dining Kitchen

13'3" x 12'11" (4.04m x 3.96m)

Enjoying a rear aspect and having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit. Also having built-in electric oven and gas hob, wall mounted gas central heating boiler, space and plumbing for washing machine, understairs storage cupboard, radiator, double glazed door and window overlooking and leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

Landing

With doors leading off to two bedrooms and a bathroom as well as further door leading to staircase up to the attic room.

Bedroom One

16'8" x 11'1" (5.09m x 3.39m)

A fabulous main bedroom which spans the full width of the property and over the passageway. The room provides ample space for bed and

wardrobes and also has large walk in cupboard providing useful hanging and storage facilities. There are two double glazed window to the front elevation and a radiator.

Bedroom Two

10'7" x 4'10" (3.24m x 1.48m)

With double glazed window to rear elevation and radiator.

Refitted Bathroom/WC

Having been refitted with a white suite comprising free standing bath with central mixer tap, pedestal wash basin, low flush w.c., separate shower enclosure with fitted shower, full height ceramic wall tiling, heated towel rail and double glazed window to rear elevation.

Attic Room

16'9" x 10'11" (5.12m x 3.34m)

A good sized room built into the roof space and having skylight window and radiator.

Outside

A shared side passageway leads to the rear of the garden which is also accessed from the rear entrance door. There is a pleased enclosed rear with covered areas and outbuildings.

Viewing Arrangements

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

Rachael Grange 01246 232156 |

rachael@wtparker.com

Lisa Griffiths 01246 232156 | lisa@wtparker.com

Directional Note

From the town centre proceed out of Chesterfield along Saltergate which eventually merges into Ashgate Road. Proceed down the hill, passing the fork with Brockwell Road on the right hand side and take the left hand turn into Chester Street just before the Jet petrol station/Spar convenience store.

Proceed along Chester Street and the property can be found on the right hand side, clearly identified by our For Sale board.

Tenure

The Property is understood to be freehold.

Services

We understand all mains services are connected to the Premises.

EPC

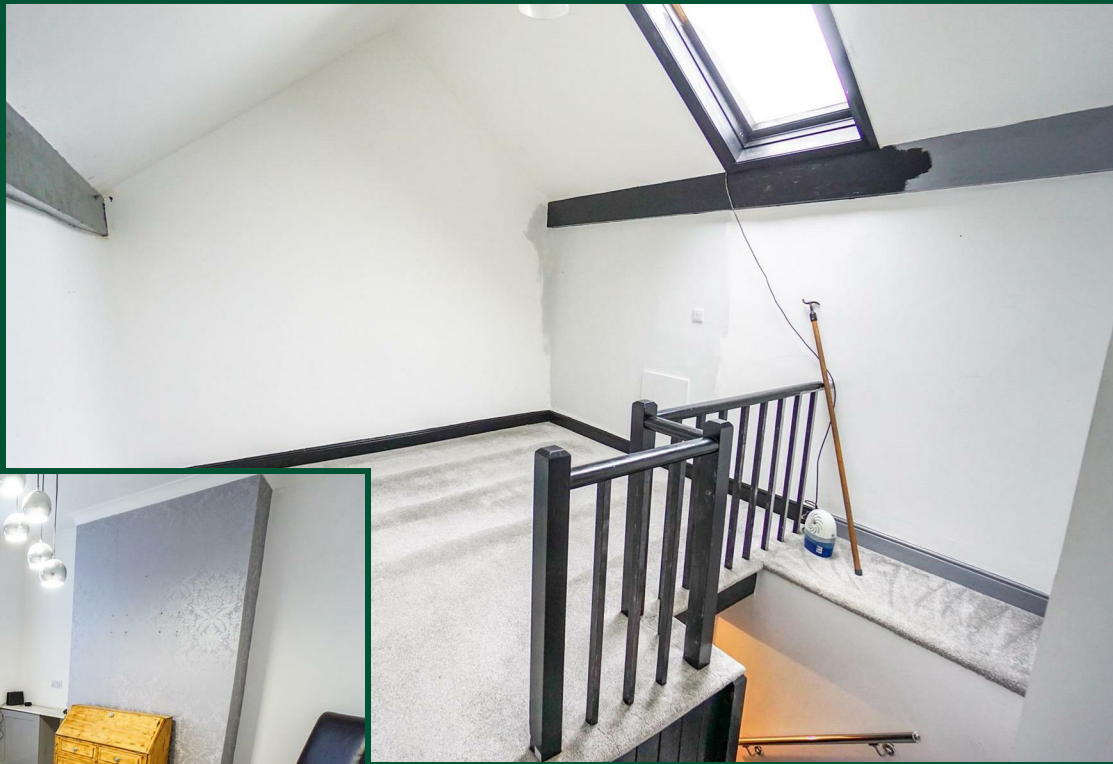
The Property Has an EPC Rating of 57/D

Local Authority & Planning

All enquiries should be directed to:

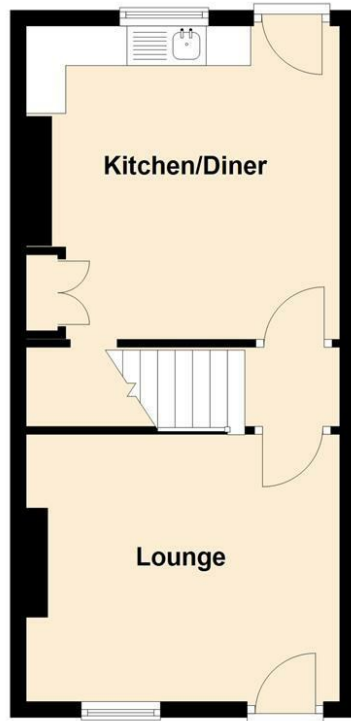
Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345

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.





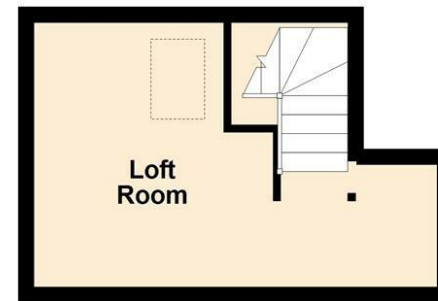
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
	57	81
England & Wales		
EU Directive 2002/91/EC		

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