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88 Somersby Avenue

Walton • Chesterfield • S42 7LY

£175,000

Welcome to this two-bedroom end townhouse, offered to the market with no upward chain and situated within the highly desirable area of Walton. The property enjoys excellent access to a wide range of local amenities, whilst the popular Chatsworth Road, renowned for its independent shops, cafés, bars and restaurants, is within easy reach. Chesterfield town centre is also just a short drive away, providing a wider selection of shopping, leisure and everyday facilities. Somersall Park and Walton Dam are both nearby, offering excellent green spaces and walking routes, while the Peak District is within easy reach for those who enjoy outdoor pursuits. Commuters benefit from convenient access to Chesterfield train station, the M1 motorway and surrounding transport links. This property presents an excellent opportunity for first-time buyers, couples or buy-to-let investors. The property is entered via a welcoming hallway with stairs rising to the first floor. Positioned to the right is the living room, a front-facing reception space benefitting from a useful storage cupboard and offering a comfortable setting for everyday living. To the rear of the property is the kitchen diner, fitted with a range of modern shaker-style units and providing space for freestanding appliances. There is room for a small dining table, creating a practical dining area, while a rear door provides direct access to the garden. To the first floor are two bedrooms and the family bathroom. The principal bedroom is positioned at the front of the property and is a spacious double room. Bedroom two overlooks the rear garden and is a versatile single room, ideal as a guest bedroom, nursery or home office. The bathroom is part tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC. Externally, the rear garden has been designed for ease of maintenance and provides a pleasant outdoor space to enjoy. A patio area adjoins the property and offers ample space for seating, while steps lead down to a pebbled section and a further patio area. To the front of the property is a low-maintenance enclosed lawned garden. A long driveway extends down the side of the property, providing off-road parking and leading to the detached garage.









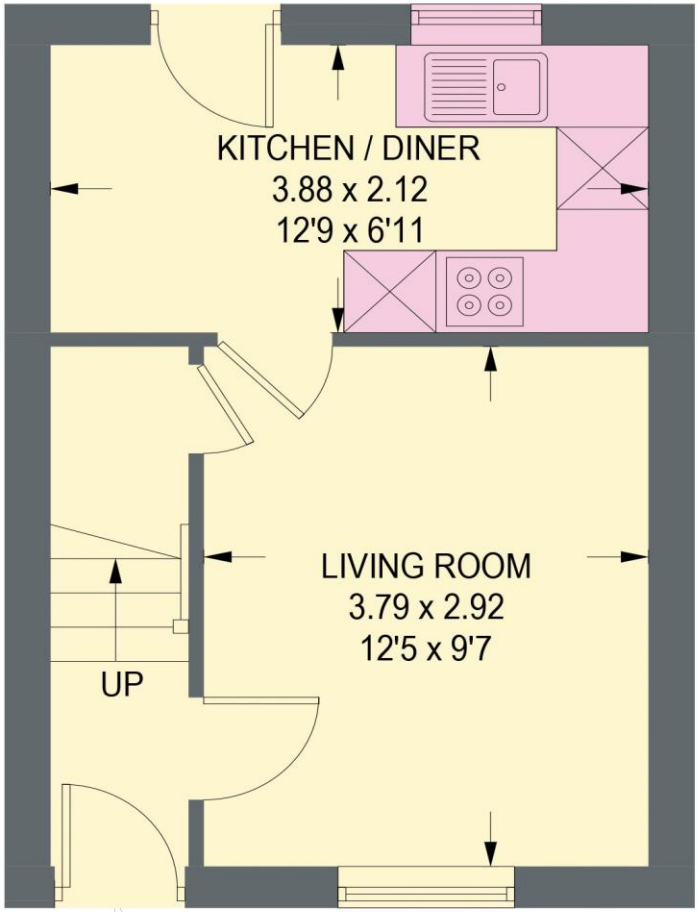
- Offered with No Upward Chain
- Two Bedroom End Townhouse
- Front Facing Living Room
- Modern Shaker Style Kitchen Diner
- Two Good Sized Bedrooms
- Part Tiled Three Piece Suite Bathroom
- Low Maintenance Enclosed Rear Patio
- Long Driveway & Detached Garage
- Ideal for First Time Buyers
- Council Tax Band B/EPC Rating D



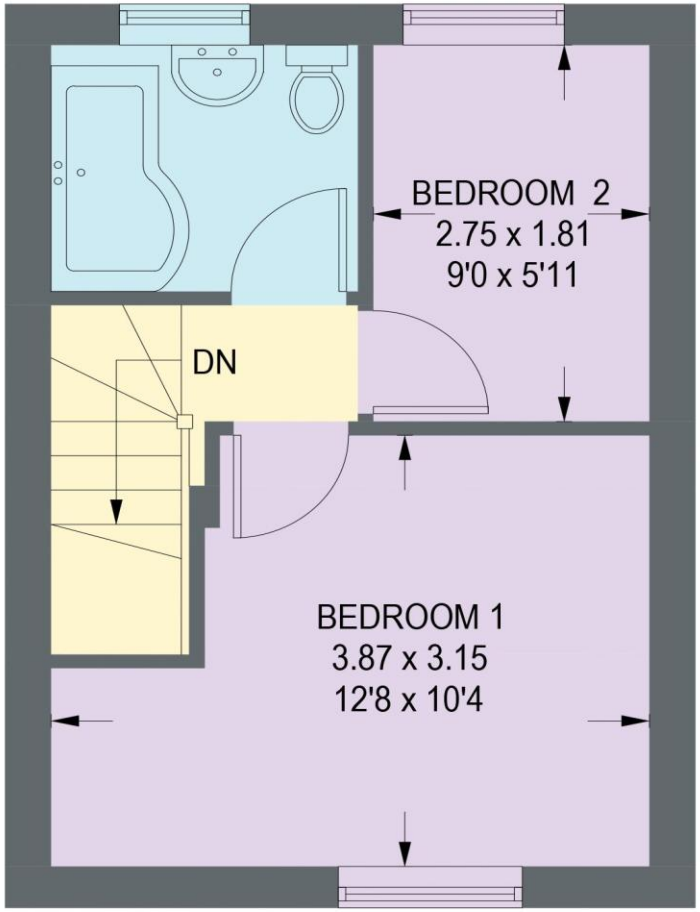


88 SOMERSBY AVENUE

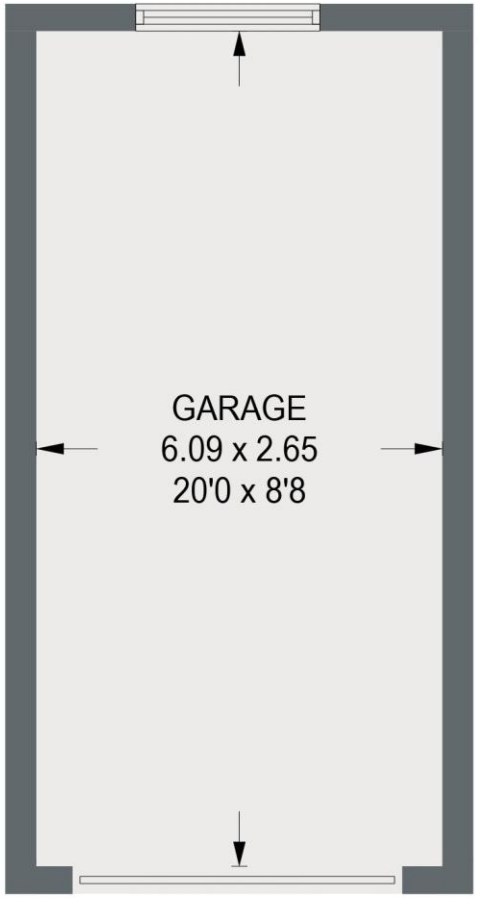
APPROXIMATE GROSS INTERNAL AREA = 62.7 SQ M / 675.4 SQ FT (INCLUDING GARAGE)



GROUND FLOOR
39.4 SQ M / 424.4 SQ FT(INCLUDING GARAGE)



FIRST FLOOR
23.3 SQ M / 251.1 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1345117)

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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