



12 Walgrove Road, Chesterfield, S40 2DR  
£229,950





## NO UPWARD CHAIN - THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF ROAD PARKING -

Situated near the town centre with various transport links and easy access to the M1 Motorway, this three bedroom semi-detached property briefly comprises: entrance hallway, utility area, lounge, kitchen and separate dining area to the ground floor. To the first floor, there are three generously sized bedrooms, a family bathroom and an additional storage cupboard.

Externally, the property has a driveway providing off road parking to the front for two vehicles and a garage. To the rear, there is patioed area leading to laid lawn.

The property is available with no upwards chain making it desirable for those who want a swift move.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR

### Entrance Hallway

The Entrance Hallway is spacious and provides access to the Living Room, Dining Room, Kitchen and utility room which contains the modern combination boiler, smart meter and plumbing for a washing machine or dishwasher. There could also be potential for a downstairs W/C.

### Living Room

11'11" x 11'6" (3.65 x 3.53)

A spacious Living Room located to the front of the property with large double glazed window with radiator below. The flooring is carpeted and boasts a small alcove with light.

### Dining Room

16'3" x 11'6" (4.96 x 3.53)

The Dining Room has carpeted flooring and open gas fire alongside a large double glazed window with radiator below.

### Kitchen

10'11" x 6'3" (3.35 x 1.91)

The kitchen is located to the rear of the property offering access to the rear garden. The kitchen boasts ample wall and base units with worktops and undercounter lights. There is a gas hob and electric oven with extractor fan over and brand new washing machine. Tiled walls and flooring.

## FIRST FLOOR

### Landing

This is carpeted and provides access to the Bathroom and three bedrooms. There is a cupboard and access to the loft alongside a double glazed window to the side of the property.

### Bedroom One

11'11" x 11'6" (3.65 x 3.53)

An extremely spacious double bedroom to the front of the property with carpeted flooring and a large double glazed window with radiator below.

### Bedroom Two

10'0" x 11'6" (3.05 x 3.53)

The Second bedroom is located to the rear of the property and is a good sized double. It has carpeted flooring and a double glazed window with radiator below. There are also some integrated wardrobes included.

### Bathroom

7'5" x 6'3" (2.28 x 1.91)

The Bathroom is a great size and located to the front of the property. It has wood effect flooring and uPVC walls. It boasts a radiator and 2 double glazed windows. There is a three piece bathroom suite in white which includes a low flush WC, pedestal wash basin and bath tub with shower over.

### Bedroom Three

10'0" x 6'3" (3.05 x 1.91)

A good size third bedroom to the rear of the property which has carpeted flooring and a large double glazed window with radiator below.

## EXTERNAL

### Front

To the front of the property is the spacious front garden which has a small lawned area and driveway leading to the detached garage with up and over door and electric car charging point to the side. The roof has been recently replaced including the gulley between the properties. There is also a Sky dish and fibre optic cable access.

### Rear Garden

The Rear Garden is fully enclosed and is mostly laid to lawn. The boarder is a mixture of fencing, trees and dry stone walls. The side of the property has access to the garage and there is a hot and cold tap also on offer and 13 amp electric points for outdoor working.

### Tenure

Freehold

### Viewing

Strictly by contacting the agents; Rachael, Marc or Imogen on 01246 232156/residential@wtparker.com

### EPC Rating

Band D

### Council Tax Banding

Band C - Chesterfield Borough Council

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.

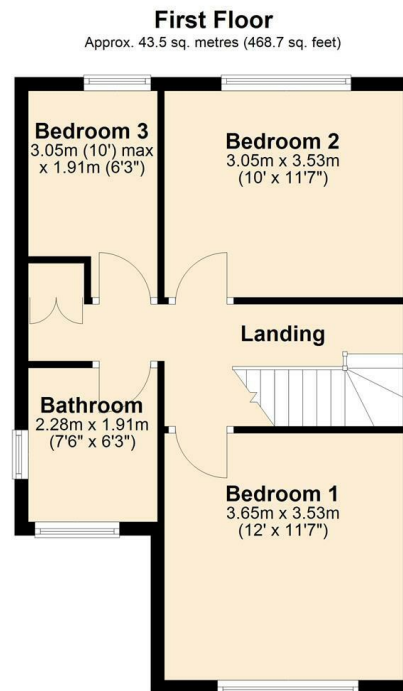
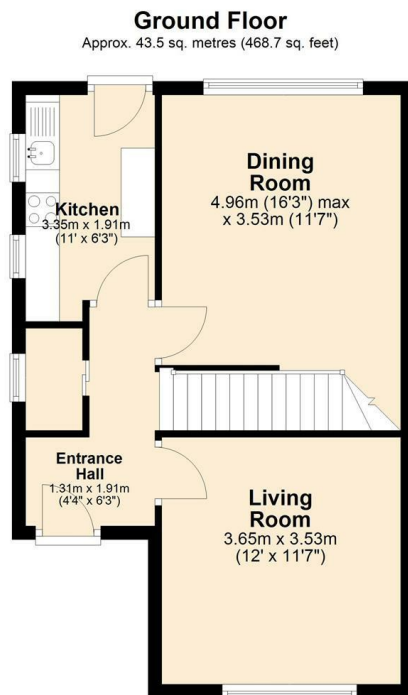












Total area: approx. 87.1 sq. metres (937.4 sq. feet)

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>83</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | <b>60</b>                  |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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