63 Highfield Road, Chesterfield, S41 7HB
£149,950

W.T.PARKER
EST. 1909

* SEMI-DETACHED FAMILY HOME * THREE BEDROOMS * FIRST FLOOR BATHROOM/W.C. * DOUBLE ASPECT LOUNGE/DINING ROOM * KITCHEN WITH DOOR TO REAR GARDEN * FIRST FLOOR BATHROOM/W.C. * GARDENS TO FRONT & REAR * OFF STREET PARKING * NO UPWARD CHAIN

What a great opportunity to acquire a traditionally designed semi-detached family home in this highly convenient location. The property occupies a raised plot with gardens to both front and rear elevations along with a driveway and carport providing ample off street parking.

Offered for sale with no upward chain, the property briefly comprises entrance hall, kitchen, double aspect lounge/dining room (large enough to be partitioned into two separate rooms), three bedrooms and a bathroom/w.c. Also benefitting from double glazing and gas central heating.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With double glazed door to front elevation, stairs to first floor and radiator. Doors leading to:

Kitchen
9'1" x 7'6" (2.77m x 2.31m)
With kitchen cupboard units, single drainer sink unit, understairs storage cupboard, window to side elevation and door to rear garden.

Double Aspect Lounge/Dining Room
20'9" x 11'10" (6.35m x 3.61m)
A good sized reception room which has windows to front and rear elevations and could be partitioned to provide two separate reception rooms. Also having two radiators and doors into the entrance hall and kitchen.

FIRST FLOOR

Landing
With window to side elevation and access to roof space.

Bedroom One
11'4" x 11'0" (3.47m x 3.36m)
With fitted wardrobes along one wall, window to front elevation and radiator.

Bedroom Two
11'11" x 9'1" (3.65m x 2.77m)
Another double bedroom, this time with window to rear elevation and radiator.

Bedroom Three
7'0" x 7'0" (2.14m x 2.14m)
With window to front elevation and radiator.

Bathroom/WC
8'0" x 5'8" (2.44m x 1.74m)
With three piece suite comprising panelled bath, pedestal wash basin, low flush w.c., window to rear elevation, built-in airing cupboard and radiator.

Outside
To the front of the property there is a forecourt garden and driveway providing off street parking and leading to the attached car port.

A gated access provides access to the rear where there is a triangular shaped plot which is enclosed by timber fencing and has lawn, patio and border areas. There is also an attached outside brick store.

Tenure
The Property is understood to be Freehold

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

Lisa Griffiths | 01246 232156 | marc@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

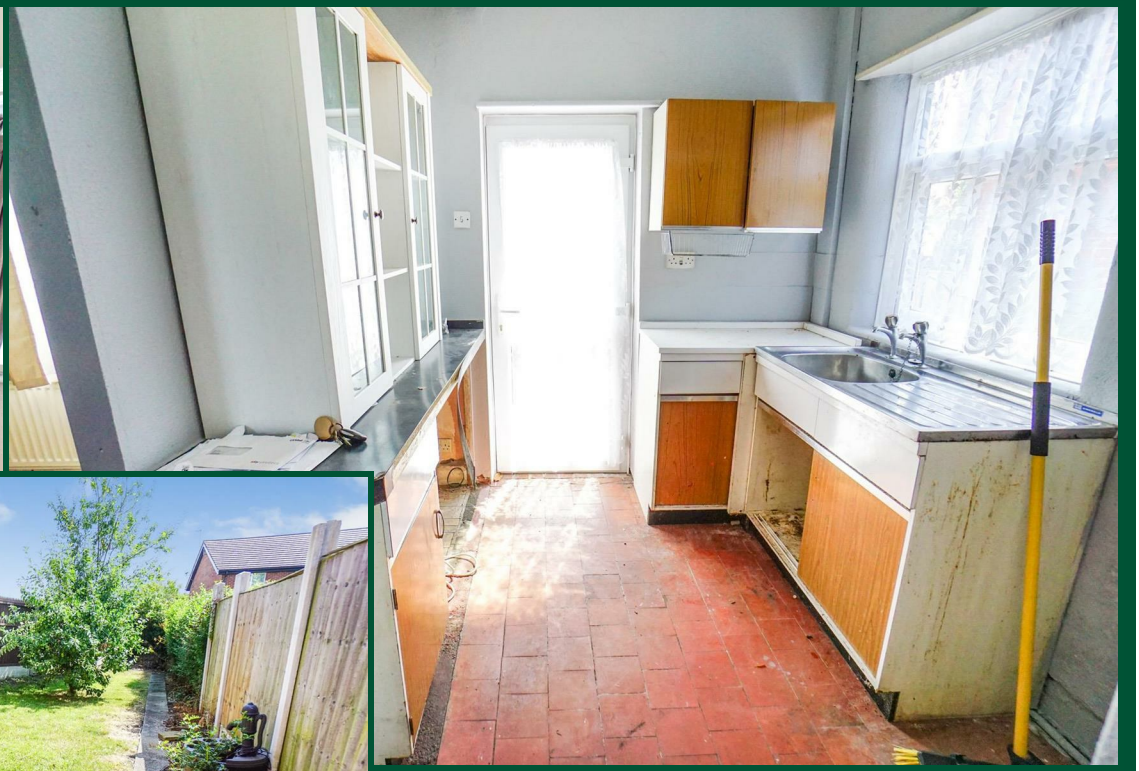
EPC
Awaiting EPC rating

Council Tax Banding
Band A - Chesterfield Borough Council

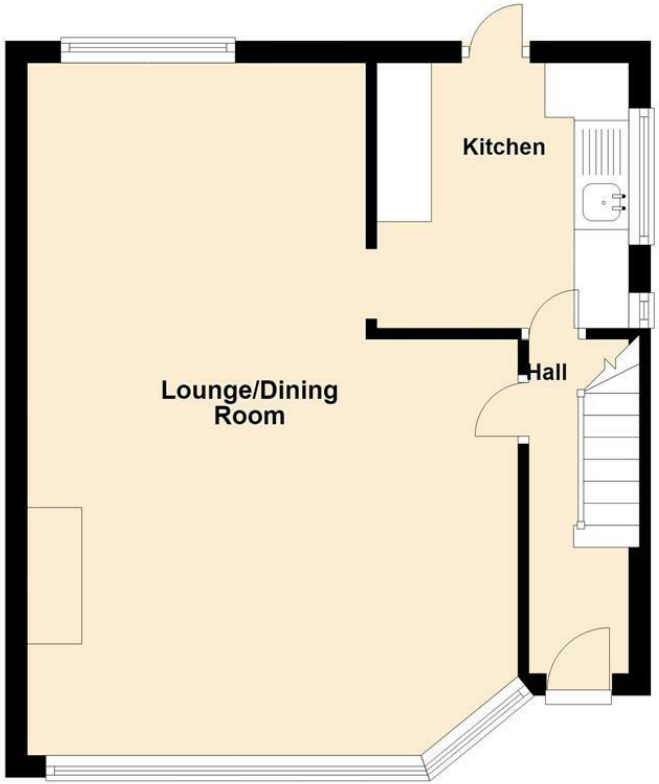
Services
We understand all mains services are connected to the Premises.

Local Authority & Planning
All enquiries should be directed to::

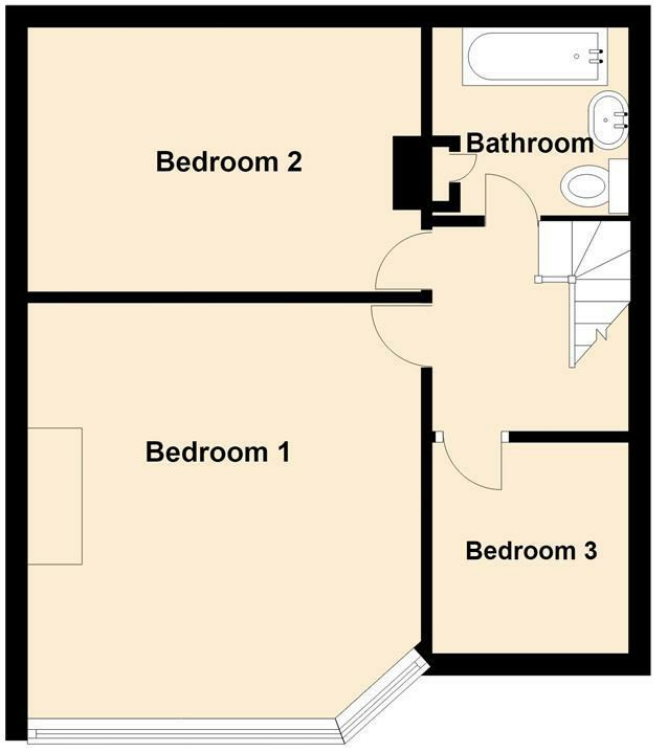
Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345

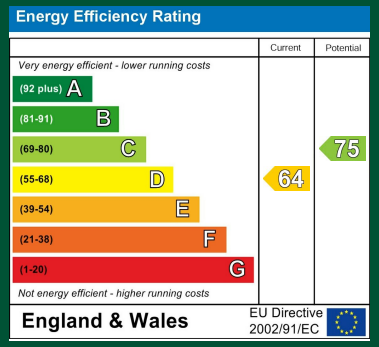


Ground Floor



First Floor





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