wards
estate agents

64 Sunny Springs

Stonegravels, Chesterfield, S41 7NQ

Offers over £100,000

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OFFERED WITH NO CHAIN!

Viewing is Strongly Recommended of this Two Double Bedroom Mid-Terrace, ideally suited for first-time buyers and investors. Located on this extremely popular area on a unadopted road, only a short distance from the Chesterfield College, Train Station, Town Centre and also major commuter road links via A61 to Dronfield/Sheffield and A617 to M1 Motorway. Set within BROOKFIELD SCHOOL CATCHMENT.

Deceptively spacious accommodation benefits from gas central heating (Ideal Combi Installed 2025) and mostly double glazed. Comprises of:- front entrance into the kitchen / dining room, rear reception room, main rear double bedroom with built in wardrobe, second front versatile double bedroom, partly tiled three piece suite family bathroom.

Steps from the back door leading onto the SOUTH FACING rear garden with fenced boundaries mature lawn and patio area. On street parking available at the front of the property.

There is a right of passage for residents for access of a-joining properties for access above NO.64, on the path at the rear of the property if required.

There are two outhouses/bin stores at the front of the property, which belong to NO.64.

Additional Information

Gas Central Heating- Ideal Combi Boiler (Installed 2025)
Double Glazed windows - kitchen window on the right hand side, as you look toward the property is single glazed.
Gross Internal Floor Area- 73.7 Sq.m/ 7937.7 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area -Brookfield Community School

Kitchen/ Dining Room

15'1" x 13'3" (4.60m x 4.04m)

Comprising of complimentary wall & base units, and work surfaces with matching upstands. and inset stainless steel sink. Space electric cooker with double oven. Store cupboard which is useful for coats and shoes. Space for washing machine, and dining table/chairs. The Combi boiler is located in the kitchen. Kitchen window on the right hand side, as you look toward the property is single glazed.

Store

3'0" x 2'11" (0.91m x 0.89m)

Reception Room

13'4" x 11'10" (4.06m x 3.61m)

Spacious family room with rear aspect window, fireplace with surround having a stone hearth (gas point is capped off)

First Floor Landing

6'7" x 2'8" (2.01m x 0.81m)

Access to both double bedrooms, and family bathroom.

Rear Double Bedroom One

13'11" x 11'10" (4.24m x 3.61m)

Main double bedroom with built in wardrobe and rear aspect window, with views over garden.

Walk - In - Wardrobe

5'6" x 2'11" (1.68m x 0.89m)

Front Double Bedroom Two

13'3" x 8'3" (4.04m x 2.51m)

Versatile double bedroom, which could be used as an office, study or homeworking space. Access into the loft space, which is mostly boarded and insulated. Front aspect window.

Good-sized Family Bathroom

10'1" x 6'6" (3.07m x 1.98m)

Good-sized family bathroom being partly tiled, and comprising of a three piece suite. Bath with overhead mains shower, and shower curtain, pedestal wash hand basin, and low level W/C.

Outside

Steps from the back door leading onto the SOUTH FACING rear garden with fenced boundaries mature lawn and patio area. On street parking available at the front of the property.

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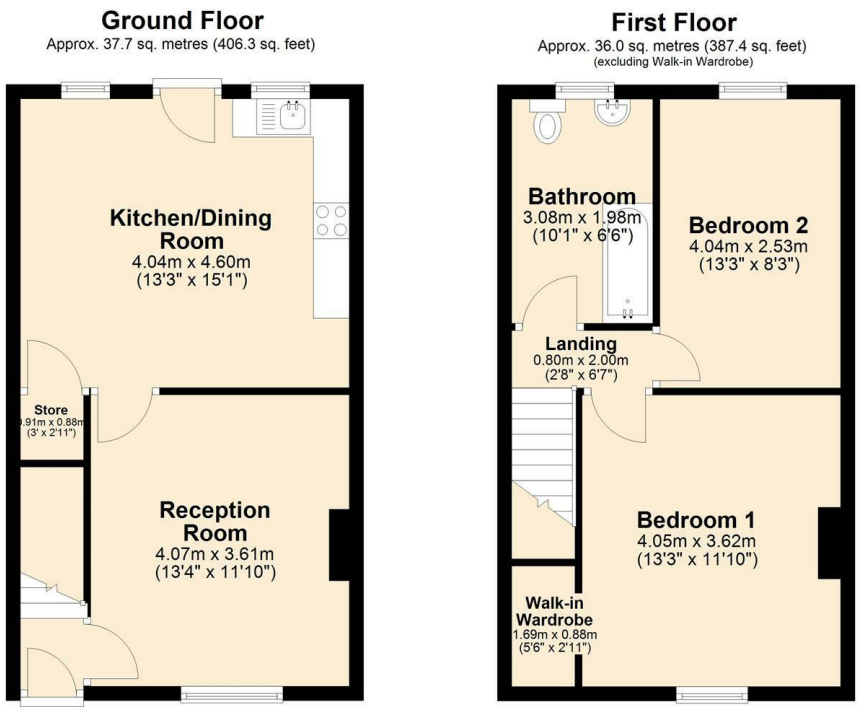
School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

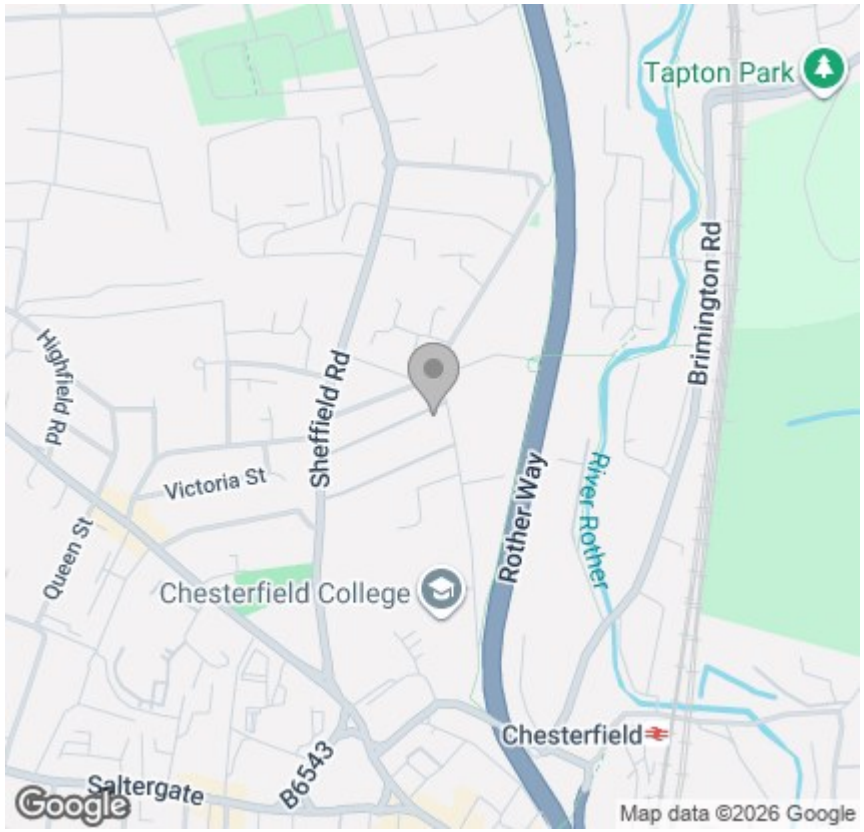
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 73.7 sq. metres (793.7 sq. feet)

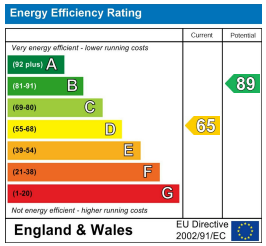
Area Map

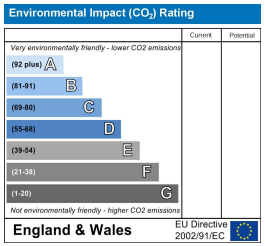


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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