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3 Wenlock Crescent

Loundsley Green • Chesterfield • S40 4NX

Guide Price £180,000 to £190,000

Welcome to this two-bedroom semi-detached home, offered to the market with no upward chain and situated in the popular area of Loundsley Green. The property enjoys convenient access to a range of local amenities, while Chesterfield town centre is easily accessible and offers a wider selection of shopping, leisure and dining facilities. Holmebrook Valley Park is nearby, providing excellent opportunities for walking, recreation and green space. The location is also well placed for commuters, with convenient access to major road networks, the M1 motorway and Chesterfield train station. Offering excellent potential throughout, this property is ideal for first-time buyers, couples, or those looking to modernise a home and create something tailored to their own tastes. Requiring a programme of refurbishment and modernisation, the property offers generous accommodation and occupies a substantial plot with further potential. The property is entered via a welcoming hallway with stairs rising to the first floor. Positioned to the right is the living room, a spacious dual-aspect reception room enjoying views to both the front and rear, allowing an abundance of natural light to flow through the space. To the rear of the hallway is the dining room, which can also be accessed directly from the living room. Offering ample space for family dining and entertaining, the room benefits from double doors opening onto the rear garden. A useful pantry is accessed via an internal door, adding valuable storage space. Leading from the dining room is the kitchen, which provides space for freestanding appliances. To the first floor are two bedrooms and the family shower room, with the landing also benefitting from useful storage. Both bedrooms overlook the rear garden and are generous double rooms, a particularly attractive feature for a property of this type. The bathroom is tiled and fitted in a wet-room style, comprising a shower area, wash basin and WC. Externally, the property benefits from a spacious and low-maintenance rear garden, predominantly laid to patio with areas for shrubs and planting. The generous plot offers excellent potential for extension, subject to the necessary planning permissions and approvals. To the front of the property is a lawned garden alongside a driveway providing off-road parking. The driveway continues down the side of the property and leads to a detached double garage, offering substantial storage, workshop potential, or further parking.


Every day is
a gift,
that is why
we call it
the present
WELCOME







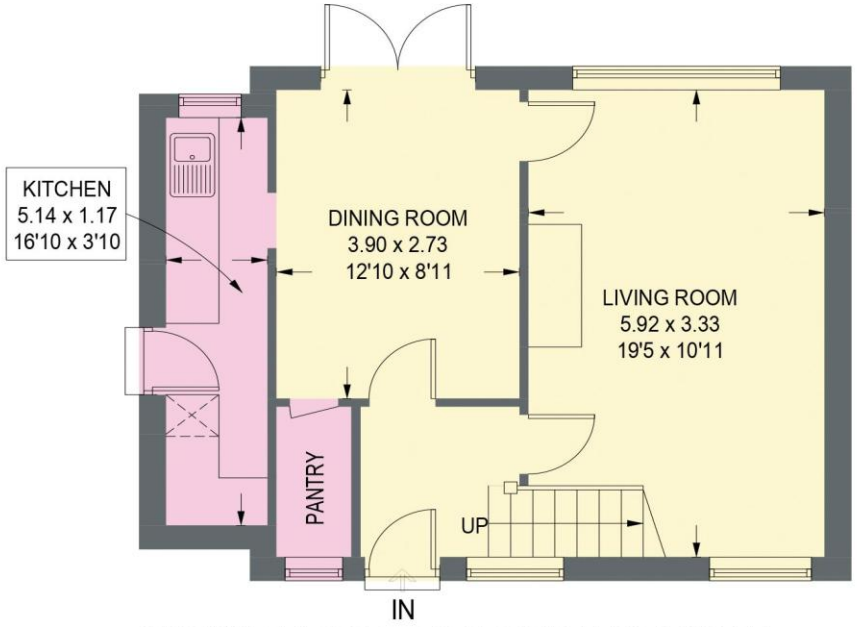
- Two Bedroom Semi Detached House
- Offered with No Upward Chain
- Opportunity to Modernise
- Dual Aspect Living Room
- Separate Dining Room w/ Pantry Opening onto Rear Garden
- Two Generous Double Bedrooms
- Wet Room Shower Room
- Large Plot w/ Patio Rear Garden
- Front Driveway & Detached Double Garage
- Council Tax Band B/EPC Rating D



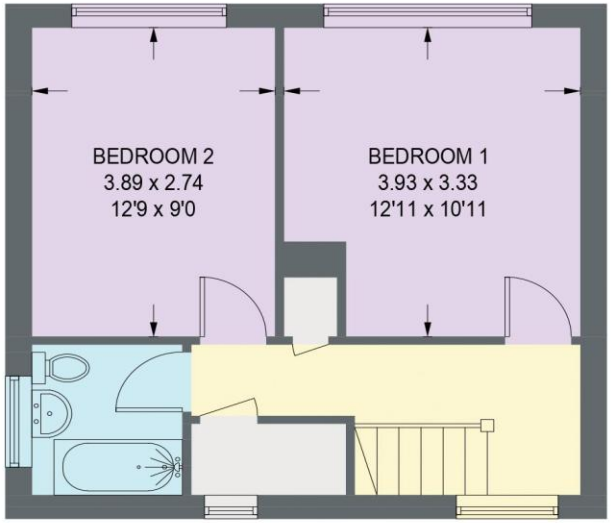


3 WENLOCK CRESCENT

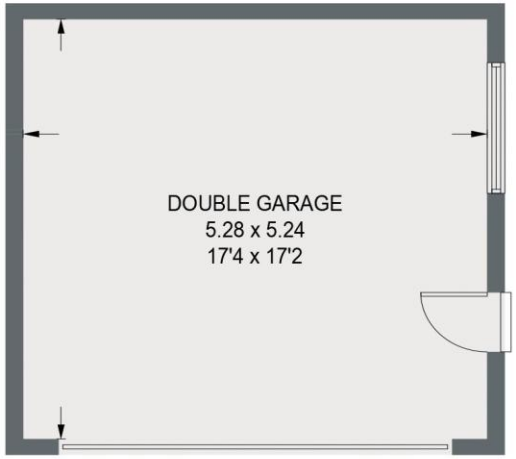
APPROXIMATE GROSS INTERNAL AREA = 107.2 SQ M / 1154.0 SQ FT



GROUND FLOOR = 70.6 SQ M / 760.4 SQ FT



FIRST FLOOR = 36.6 SQ M / 393.5 SQ FT



GARAGE

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1350846)

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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