



80 Thirlmere Road, Chesterfield, S41 8EL

Price Guide £85,000

- CASH BUYERS ONLY
- THREE BEDROOMS
- REQUIRING AN EXTENSIVE RANGE OF RENOVATION
- POPULAR RESIDENTIAL AREA
- GARAGE AND OFF ROAD PARKING
- SEMI DETACHED HOME
- WELL PROPORTIONED ACCOMMODATION
- GAS CENTRAL HEATING/UPVC DOUBLE GLAZING
- GOOD SIZED PLOT
- NON TRADITIONAL CONSTRUCTION

80 Thirlmere Road, Chesterfield S41 8EL

*****CASH BUYERS ONLY*****

*****GUIDE PRICE £75,000 - £85,000*****

An opportunity has arisen to purchase this well-proportioned semi-detached home located in the sought after residential suburb of Newbold. The property is of NON TRADITIONAL construction and requires full modernisation and cosmetic upgrading, however it does benefit from uPVC double glazed windows, gas fired central heating, ample car parking, a single garage and a good sized garden.

The property is conveniently situated for major road networks, public transport links, access to Chesterfield Town Centre, local amenities, schools, shops and supermarkets. An internal inspection is highly recommended to fully appreciate the potential on offer at this property.



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With a uPVC entrance door, a central heating radiator and staircase which leads to the first floor accommodation.

LIVING ROOM

14'2" x 11'8"

Having front facing uPVC double glazed windows and a central heating radiator

DINING ROOM

10'10" x 8'11"

Having a rear facing uPVC double glazed window and a central heating radiator.

KITCHEN

9'10" x 8'11"

Fitted with a basic range of units below worksurfaces and incorporating a stainless steel sink, space for a free standing cooker and space for an automatic washing machine. There is also a rear facing uPVC double glazed window and a uPVC entrance door.

FIRST FLOOR

LANDING

Having a side facing uPVC double glazed window and access to loft storage.

BEDROOM ONE

11'8" x 11'4"

Having front facing uPVC double glazed windows and a central heating radiator.

BEDROOM TWO

12'6" x 8'11"

Having rear facing uPVC double glazed windows, storage cupboard housing the Glow Worm boiler and a central heating radiator.

BEDROOM THREE

9'4" (max) x 8'4"

Having a front facing uPVC double glazed window and a central heating radiator.

BATHROOM

5'11" x 5'1"

With a panelled bath, wash hand basin, rear facing uPVC double glazed window and a central heating radiator.

SEPARATE W/C

5'11" 2'8"

With a low flush w/c, a central heating radiator and a side facing uPVC double glazed window.

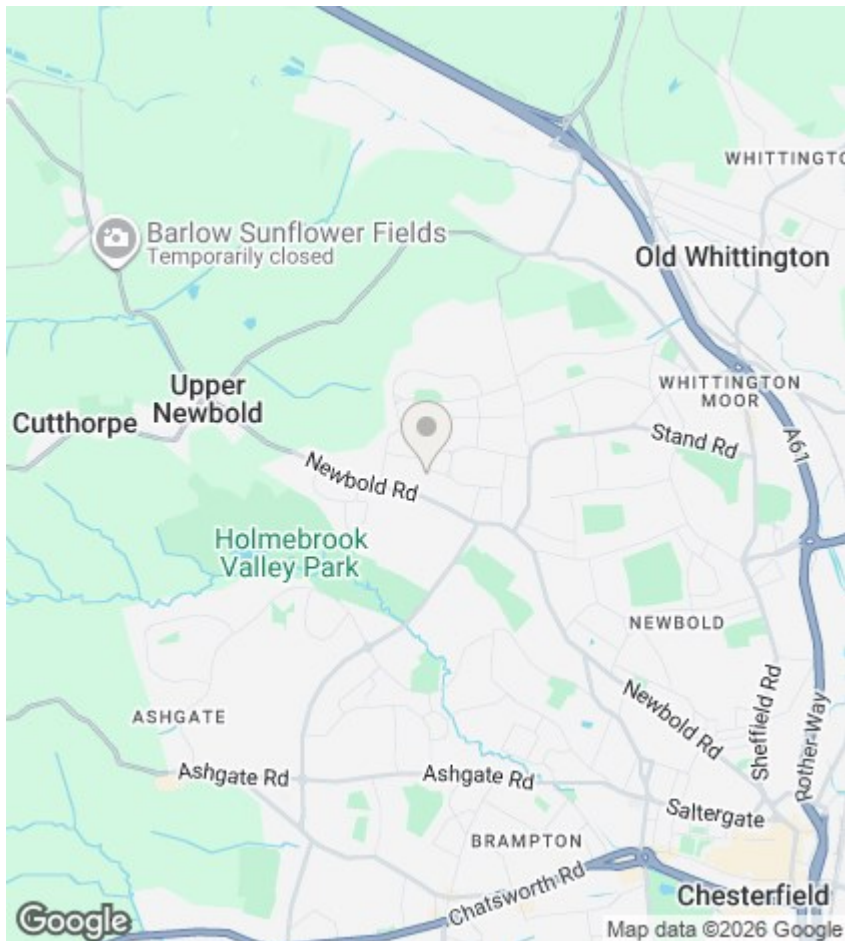
OUTSIDE

The property stands in good sized lawned gardens.

GENERAL

PLEASE NOTE THIS PROPERTY WAS CONSTRUCTED USING WHAT IS CLASSED AS NON TRADITIONAL BUILDING METHODS AND THEREFORE IS NOT SUITABLE FOR MORTGAGE LENDING.

Non-traditional building methods use alternative structural materials and fabrication techniques instead of standard brick, stone, slate, or tile practices. These techniques became popular during the post war housing boom to speed up construction.



Directions

Viewings

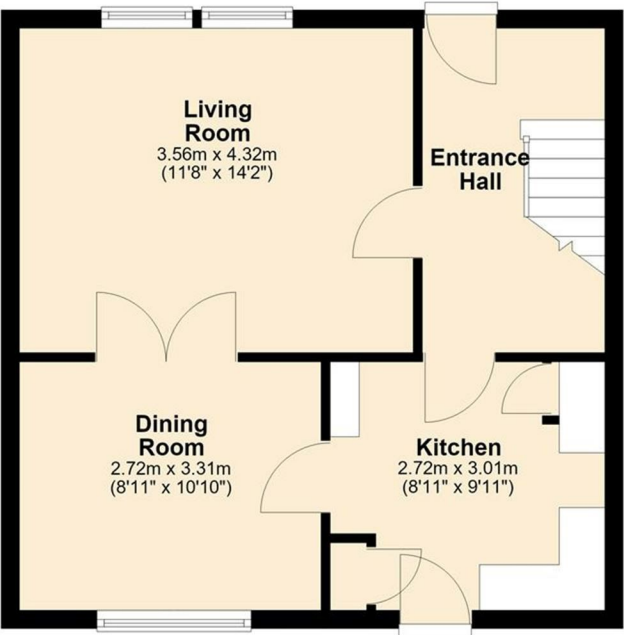
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

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

Ground Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)

