



w**ards**
estate agents

9 Compton Street

Chesterfield, S40 4TA

£169,950

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Offered with NO CHAIN!!

Fantastic Opportunity to acquire this deceptively spacious THREE BEDROOM SEMI DETACHED HOUSE, located within the highly sought after town centre and within BROOKFIELD SCHOOL CATCHMENT!

Ideally placed for easy access to all amenities within the town centre, shops, bus station, train station, Queens Park Leisure Centre and all major road network links via the A61/A617 and further afield via M1 junction 29.

Internally the well presented family accommodation benefits from gas central heating (Combi boiler new in 2024) and uPVC double glazing. Internally offers side entrance hall, front family reception room, dining room, fitted kitchen with integrated appliances and external utility area. To the first floor main double bedroom, second versatile bedroom which could also be used as office or home working, partly tiled family bathroom with 3 piece suite. Second floor spacious double attic bedroom with range of built in wardrobes.

Front forecourt garden. Rear enclosed garden with lawn, patio and further raised sun terrace. PERMIT PARKING FOR RESIDENTS AVAILABLE BY APPLICATION TO CHESTERFIELD BOROUGH COUNCIL





Additional Information

Gas Central Heating-Combi boiler installed in 2024
New cooker installed in 2023
uPVC double glazed windows
Gross Internal Floor Area- 105.2 Sq.m/ 1131.8 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -Brookfield Community School

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Side Entrance

Newly fitted side entrance door(2025) into the inner hallway. Stairs to the first floor and access both into the family reception room and the dining room.

Reception Room

13'4" x 11'11" (4.06m x 3.63m)

Spacious family living room with front aspect window. Feature fireplace with marble back and hearth having a gas-fire. Laminate flooring and coving to ceiling.

Dining Room

13'4" x 12'0" (4.06m x 3.66m)

Good sized dining room with rear aspect window. Laminate flooring.

Fitted Kitchen

7'8" x 6'3" (2.34m x 1.91m)

Comprising of a range of base and wall units with complementary work surfaces, inset stainless steel sink unit and tiled splash backs. Integrated oven(new in 2023), gas hob with chimney extractor above.

First Floor Landing

13'4" x 6'0" (4.06m x 1.83m)

Front Double Bedroom One

13'4" x 12'0" (4.06m x 3.66m)

Generous main double bedroom with front aspect window. Wood effect laminate flooring.

Front Single Bedroom Three

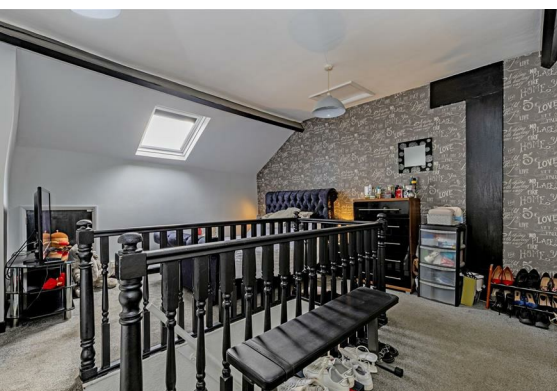
9'2" x 7'3" (2.79m x 2.21m)

A versatile third bedroom with rear aspect window that could also be used for office or home working space. Range of built in wardrobes where the combi boiler is located.

Family Bathroom

9'1" x 5'9" (2.77m x 1.75m)

Being partly tiled and comprising of a 3 piece White suite which includes a bath with electric shower above, pedestal wash hand basin with vanity cupboard below and low level WC.





Second Floor Double Bedroom Two

18'1" x 13'4" (5.51m x 4.06m)

Superb second floor double bedroom with slight height restriction. Feature wall, Velux window and range of built in wardrobes.

Basement/ Cellar

15'4" x 6'10" (4.67m x 2.08m)

Excellent additional store space is provided to this basement/cellar. There is lighting and original stone thrall.

Outside

Front low brick walling and forecourt garden. Side pathway leads to the side entrance and onto the rear garden.



Rear enclosed gardens with substantially fenced boundaries. Lawn area with side planted border. Paved patio area with plum slate decorative stone area. Upper sun terrace.

External Utility area with space and plumbing for washing machine and space for tumble dryer.

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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.

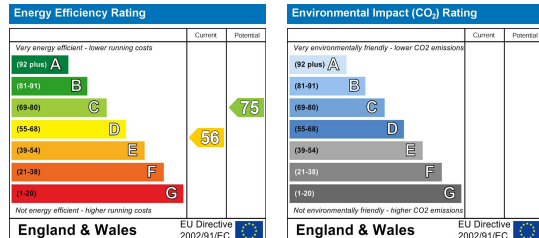
Floor Plan



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.

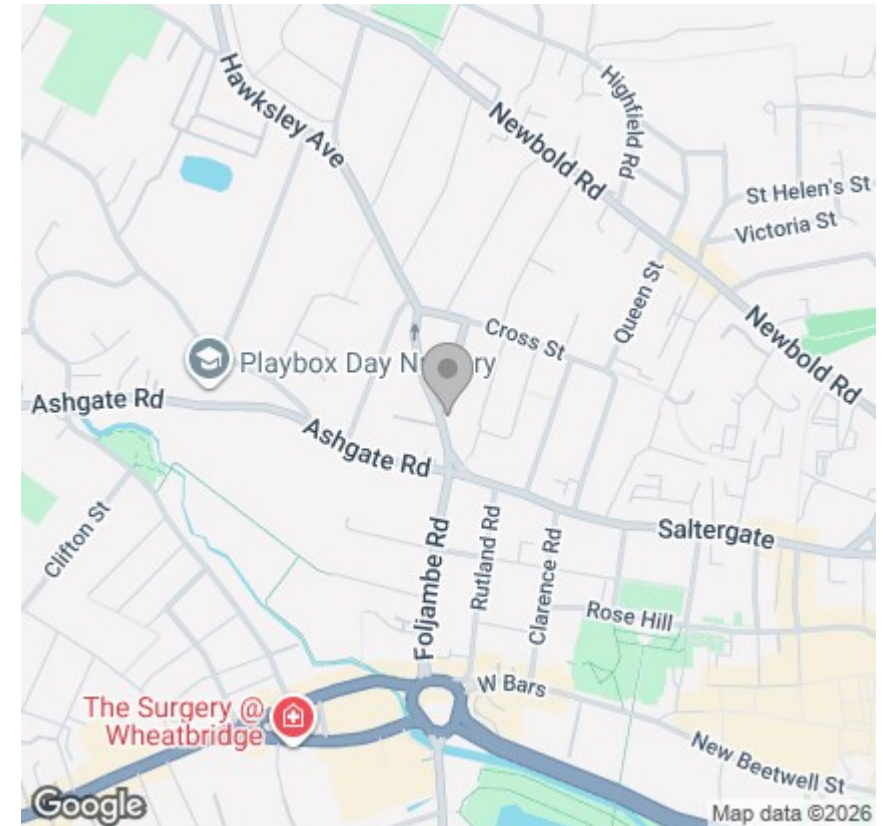
Energy Efficiency Graph



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Area Map



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.

