



81 Foljambe Road, Chesterfield, S40 1NJ  
£175,000





\* PERIOD SEMI-DETACHED HOUSE \* TWO/THREE BEDROOMS \* LOUNGE WITH FRONT ASPECT \* SEPARATE DINING ROOM WITH LOG BURNER \* MODERN BREAKFAST KITCHEN WITH DOOR TO OUTSIDE \* TWO BEDROOMS (ONE OCCASIONAL) & BATHROOM TO THE FIRST FLOOR \* FURTHER DOUBLE BEDROOM TO THE SECOND FLOOR \* GAS CENTRAL HEATING \* DOUBLE GLAZED WINDOWS & DOORS \* GARDENS TO FRONT & REAR

Occupying a central and highly convenient location, this traditional semi-detached house boasts an exceptionally well-proportioned living space which will undoubtedly appeal to a variety of potential buyers. The property has been well-maintained throughout and briefly comprises: lounge with front aspect and stripped floorboards, inner lobby with stairs to first floor accommodation, dining room with log burning stove and breakfast kitchen enjoying a rear aspect. To the first floor there is a lovely master bedroom to the front elevation, further 'through-bedroom' to the rear which gives access to a modern bathroom and has stairs to the second floor where another delightful bedroom is situated.

Externally, there is a forecourt garden to the front elevation and further garden offering a secure area for children and pets.

It is also worth noting that the property benefits from gas fired central heating and double glazed windows and doors.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR ACCOMMODATION

### Lounge

11'10" x 11'8" (3.63m x 3.58m)

A welcoming reception room which has double glazed door and window to front elevation and radiator.

### Inner Lobby

With stairs to first floor accommodation.

### Dining Room

11'10" x 11'10" (3.63m x 3.63m)

A delightful second reception room which links the lounge and kitchen and has a feature chimney breast with inset log burning stove. Also having understairs storage cupboard, double glazed window to rear elevation and radiator.

The dining room opens up to:

### Breakfast Kitchen

12'9" x 7'6" (3.91m x 2.31m)

A good sized breakfast kitchen which enjoys a rear aspect and has a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap. Also having built-in electric oven with ceramic hob and extractor canopy over, space and plumbing for washing machine, space for larder fridge freezer, ceramic tiled splashbacks, wall mounted gas central heating boiler, double glazed windows to side and rear elevations, radiator, double glazed door to outside.

## FIRST FLOOR ACCOMMODATION

### Landing

Leading off to:

### Bedroom One

11'10" x 11'10" (3.63m x 3.63m )

A lovely bright room which has double glazed window to front elevation, large over stairs storage cupboard and radiator.

### Bedroom Two/Study

12'0" x 11'10" (3.66m x 3.61m )

A good sized room which is currently used as a study and has double glazed window to front elevation, radiator, stairs to second floor with useful alcove below, radiator, and door leading to:

### Bathroom

Having been fitted with a modern suite comprising panelled bath with shower and screen over, low flush w.c., vanity unit with inset wash basin and drawers below, ceramic wall tiling, double glazed window to rear elevation and heated towel rail.

## SECOND FLOOR ATTIC

### Attic Bedroom Three

15'7" x 10'11" (4.75m x 3.33m)

A great addition to the property, this bedroom offers a lovely bright space with double glazed dormer window to rear elevation, eaves storage and radiator.

### Outside

To the front of the property there is a forecourt garden and steps leading to the front door.

The rear garden offers raised flowers beds and patio areas and a sizeable outside store which has been reroofed and offers a very versatile and useful space for storage or conversion to office/workshop space. The property also has the benefit of having a right of

way over the neighbouring property for wheelie bins etc but there is no right of way granted to neighbours over the garden of the subject property.

### Tenure

The Property is understood to be freehold

### Council Tax Banding

Band A - Chesterfield Borough Council

### Viewing Arrangements

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

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### EPC

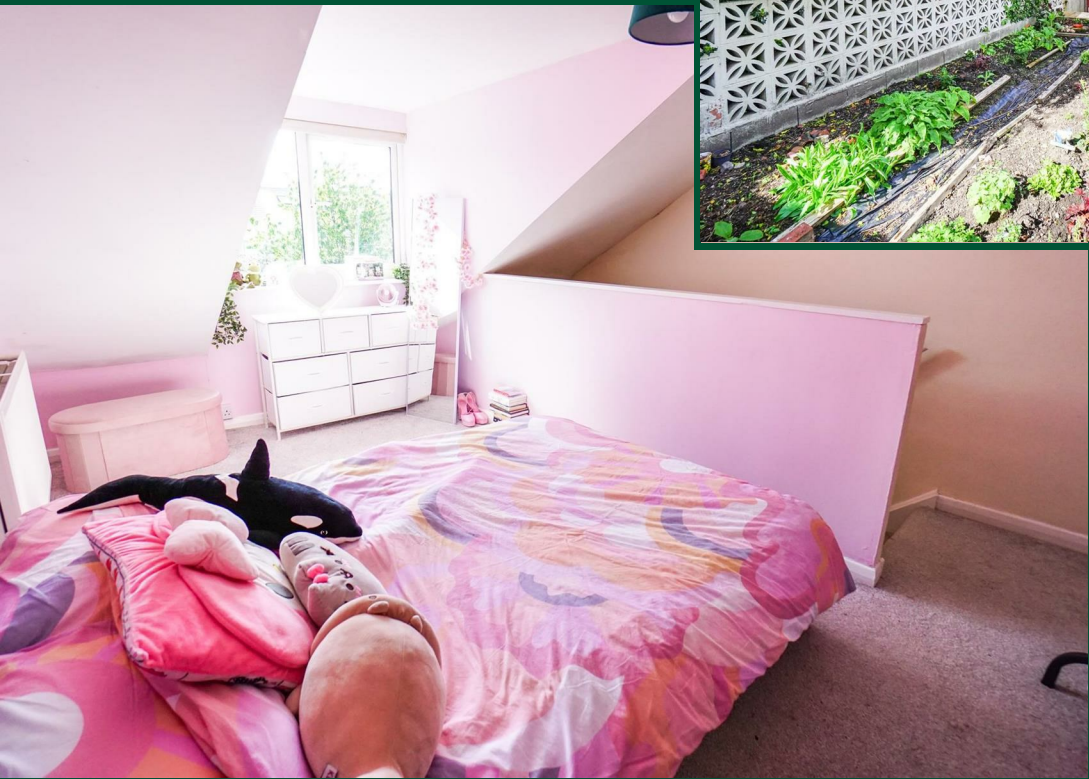
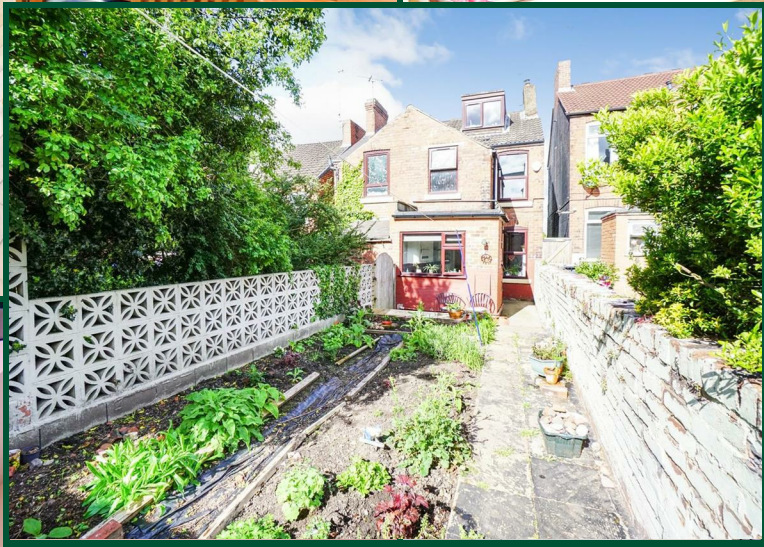
The Property Has an EPC Rating of D/56

### Location

The site is positioned within easy walking distance of the town centre which boasts an array of facilities to include excellent public transport links.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.













| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 56      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



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