



Morley Avenue, Ashgate, Chesterfield, Derbyshire S40 4DA

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£240,000

P I N E W O O D



Morley Avenue Ashgate Chesterfield Derbyshire S40 4DA

£240,000

**2 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - IMMACULATE TWO BED BUNGALOW IN SOUGHT WEST SIDE OF CHESTERFIELD
- DOUBLE TANDEM DETACHED GARAGE WITH BLOCK PAVED DRIVEWAY PARKING FOR TWO CARS
- PRIVATE DELIGHTFUL WELL STOCKED AND MAINTAINED REAR GARDEN WITH PAGODA SEATING AREA
 - BUILT IN MIRRORED WARDROBES TO BEDROOM ONE
 - REAR PORCH AREA WITH BUILT IN STORAGE CUPBOARD
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR - USEFUL PANTRY
 - STYLISH BATHROOM WITH WHITE SUITE, SHAPED BATH WITH SHOWER OVER
- GAS CENTRAL HEATING - COMBI BOILER - UPVC DOUBLE GLAZING - FREEHOLD - COUNCIL TAX BAND B
 - WALKING DISTANCE TO ALL THE AMENITIES ON CHATSWORTH ROAD
- EASY ACCESS TO THE PEAK DISTRICT, MAIN COMMUTER ROUTES AND M1 MOTORWAY





NO CHAIN - Nestled in the charming sought after area of Ashgate, Chestergate, Chester, this delightful semi-detached bungalow on Morley Avenue offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into an entrance hall that provides a warm and inviting atmosphere, two well proportioned bedrooms, one with built in wardrobes, an inviting light and airy living room being open plan to the sun room overlooking the garden, a versatile space which could be utilised for a dining room, office etc. The kitchen is modern with integrated grill and oven, four ring gas hob and extractor, housing space for a fridge freezer and there is also a useful pantry, with a rear porch and storage cupboard with space/plumbing for a washing machine (this can be included in the sale)

Featuring a well-appointed stylish bathroom with white suite and shower over shaped bath, ensuring all your essential needs are met with ease. To the front is block paved driveway for 2/3 cars and access to the single garage. To the rear is a private, well stocked and maintained garden with pagoda seating area, the perfect place to relax and unwind!

Situated in a desirable location, residents can enjoy the tranquility of suburban living while being just a short distance from local amenities, schools, parks, and excellent transport links to the towns, Peak District and M1 Motorway. The surrounding area boasts a friendly community vibe, making it an ideal place to settle down.

This semi-detached bungalow on Morley Avenue presents a wonderful opportunity for those looking to embrace a comfortable lifestyle in a sought-after neighbourhood. With its appealing features and prime location, it is certainly worth considering for your next home.

****VIDEO TOUR - TAKE A LOOK AROUND****

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

ENTRANCE HALL

Welcoming entrance hall with wooden laminate flooring, wallpapered décor, and coving to the ceiling. Includes a radiator and a UPVC entrance door.

BEDROOM ONE

12'0" x 9'11" (3.68 x 3.03)

Spacious double bedroom featuring wooden laminate flooring and a UPVC window to the front elevation. Includes built-in sliding mirrored wardrobes, painted décor, and a double radiator.

BEDROOM TWO

8'6" x 6'0" (2.61 x 1.85)

Single bedroom positioned to the front of the property, featuring wooden laminate flooring, painted décor, a UPVC window, and a radiator.

BATHROOM

6'4" x 6'0" (1.94 x 1.85)

Stylish bathroom featuring tiled-effect vinyl flooring and a P-shaped bath with a glass screen and chrome rain-head shower over. Walls are part tiled and part painted for a modern finish. Includes a frosted UPVC window, wall-mounted chrome towel radiator, and an extractor fan. The ceramic sink with chrome mixer tap is set into a sleek white gloss vanity unit, alongside a low-flush WC.

LIVING ROOM

13'8" x 9'9" (4.17 x 2.98)

A spacious and inviting living area with neutral carpet flooring, painted décor, coving to the ceiling, and radiator. Open plan to the sun room, allowing for a bright and versatile living space ideal for relaxing or entertaining.

SUN ROOM

7'6" x 7'1" (2.30 x 2.16)

Open plan to the living room, this bright and versatile space could be used as a dining room, home office, or additional sitting area. It features neutral carpet flooring, painted décor, coving, and a radiator. A UPVC window and French doors provide ample natural light and lead out to the rear garden.

KITCHEN

10'7" x 9'5" (3.25 x 2.89)

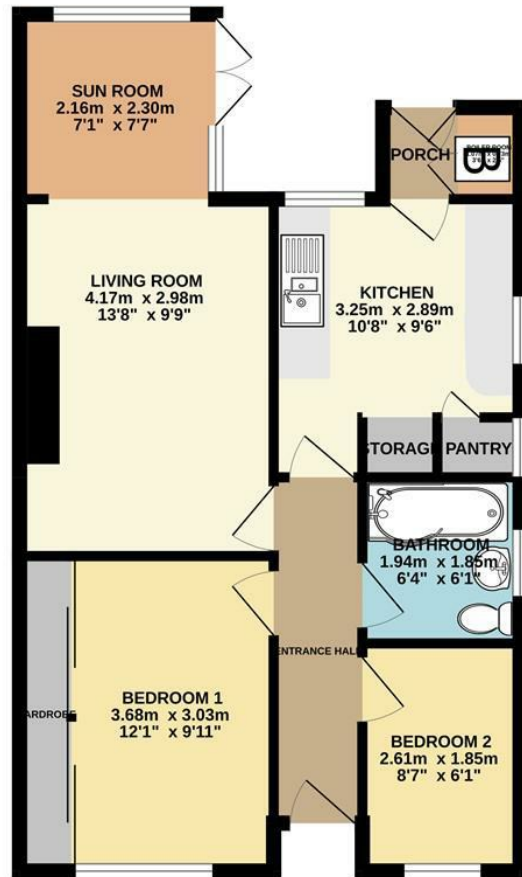
Fitted with cream Shaker-style soft-close wall and base units, complemented by wooden laminate flooring and painted décor. Features include a 1.5 composite sink with chrome mixer tap, a four-ring gas hob with integrated grill and oven, extractor fan, and an integrated dishwasher. A UPVC window provides natural light, and a door leads to the rear porch. There is also housing space for a tall fridge-freezer. Useful walk-in pantry with painted décor, housing the meters and featuring a frosted UPVC window.

REAR PORCH

Featuring a UPVC window and door providing access to the rear garden. Double doors open to a built-in storage cupboard housing the combi boiler and offering space and plumbing for a washing machine (included in the sale).



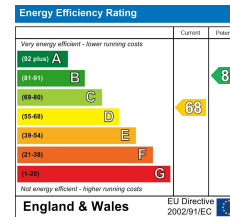
GROUND FLOOR
51.6 sq.m. (555 sq.ft.) approx.



TOTAL FLOOR AREA: 51.6 sq.m. (555 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DETACHED GARAGE

15'8" x 8'1" (4.80 x 2.48)

Single detached garage/workshop with power and lighting, featuring an electric roller door to the front, as well as side access door and windows providing natural light and ventilation—ideal for storage, a home workshop, or hobby space.

EXTERIOR

The private and well-maintained rear garden features a shaped lawn, well-stocked borders, and an outside tap. A charming pagoda seating area provides the perfect spot for relaxing or entertaining. The front garden includes a black paved driveway offering off-road parking for two to three cars, alongside a planted area with potential for additional hardstanding if desired. There is convenient access to the single garage.

GENERAL INFORMATION

COUNCIL TAX BAND - B - CHESTERFIELD BOROUGH COUNCIL

TENURE - FREEHOLD

TOTAL FLOOR AREA - 555 . 0 SQ FT / 51.6 SQ M

EPC RATING - D RATED

GAS CENTRAL HEATING - COMBI BOILER

UPVC DOUBLE GLAZING

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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