



44 Greenside Avenue,
Chesterfield, S41 8SD

£210,000

W
WILKINS VARDY

£210,000

THREE BED SEMI - BACKS ONTO PLAYING FIELDS - CONVENIENT LOCATION

A delightful three bedroom semi detached home, ideally situated in a convenient location and enjoying a pleasant outlook backing onto playing fields. The property features a spacious dual aspect lounge/diner, providing a bright and versatile living space, alongside a fitted kitchen and a family bathroom.

Externally, the home benefits from mature, well maintained gardens, as well as a driveway, car port, and garage providing ample off street parking and storage. An excellent opportunity for families or downsizers.

The property is located just a short distance from the local shops and amenities on Sheffield Road and is readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield.

- SEMI DETACHED HOUSE BACKING ONTO PLAYING FIELDS
- DUAL ASPECT LOUNGE/DINER
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PARKING, CAR PORT & DETACHED GARAGE
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 59.6 sq.m./642 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed front entrance door with matching side panel opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Lounge/Diner

22'1 x 9'8 (6.73m x 2.95m)

A spacious dual aspect reception room having a feature fireplace with ornate surround, marble inset and hearth, and an inset coal effect electric fire.

Kitchen

13'2 x 8'9 (4.01m x 2.67m)

Fitted with a range of white wall, drawer and base units with complementary work surfaces, having tiled splashbacks.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with glass splashback and extractor canopy over.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.

Vinyl flooring.

A door gives access to a built-in under stair storage cupboard.

A stable door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One

11'9 x 7'0 (3.58m x 2.13m)

A good sized front facing double bedroom having built-in wardrobes with overhead storage.

Bedroom Two

10'0 x 8'4 (3.05m x 2.54m)

A rear facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage units and central drawer unit.

Bedroom Three

7'2 x 6'3 (2.18m x 1.91m)

A front facing single bedroom.

Bathroom

6'9 x 6'3 (2.06m x 1.91m)

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Built-in airing cupboard housing the gas boiler.

Vinyl flooring.

Outside

To the front of the property there is a lawned garden with beds of plants and shrubs. Alongside, there is a block paved driveway providing off street parking.

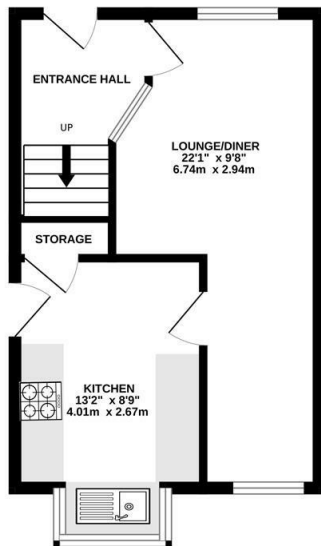
Wooden gates to the side of the property open to a car port.

To the rear of the property there is a paved patio and a lawned garden with planted side borders and a central path. There is also a detached single garage.

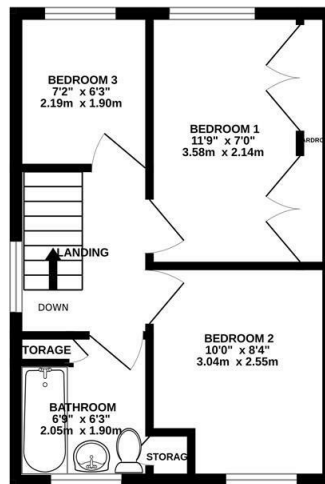
At the top of the garden there is a gate giving pedestrian access onto Stand Road park.



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) 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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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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

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, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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wilkins-varidy.co.uk