



44 Greenside Avenue,
Chesterfield, S41 8SD

OFFERS IN THE REGION OF

£199,950

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WILKINS VARDY

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IDEAL FAMILY HOME BACKING ONTO PLAYING FIELDS - THREE BEDS - NO CHAIN - DETACHED GARAGE

This delightful semi detached house offers 761 square feet of accommodation, which includes two reception rooms, a fitted kitchen with integrated cooking appliances, three bedrooms and a family bathroom. Outside, there is driveway parking, together with a car port and a detached single garage, as well as mature gardens to the front and rear, the rear garden backing onto playing fields.

Located in a popular and convenient location, just a short distance from the local amenities offered on Sheffield Road, and within easy access for commuter links towards Chesterfield Town Centre, Dronfield and Sheffield.

Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this home your own.

- Delightful Semi Detached House backing onto Playing Fields
- Two Reception Rooms
- Family Bathroom
- Driveway, Car Port & Detached Single Garage
- EPC Rating: D
- Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- Mature Gardens to the Front and Rear
- NO UPWARD CHAIN

General

Gas central heating (Vokera Compact Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 70.7 sq.m./761 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 glazed side panel opens into a ...

Entrance Hall

Having a built-in cupboard. A staircase rises to the First Floor accommodation.

Living Room

15'1 x 11'8 (4.60m x 3.56m)
A good sized front facing reception room, having a feature fireplace with painted surround, marble inset and hearth, and an inset electric fire. An opening leads through into the ...

Dining Room

9'11 x 8'11 (3.02m x 2.72m)
A rear facing reception room.

Kitchen

11'6 x 8'9 (3.51m x 2.67m)
Fitted with a range of wall, drawer and base units with complementary work surfaces over, and 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 splashback.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Built-in under stair storage cupboard.
Vinyl flooring.
A wooden stable double glazed door gives access onto the side and to the rear of the property.

On the First Floor

Landing

Bedroom One

11'10 x 11'6 (3.61m x 3.51m)
A good sized front facing double bedroom, having a range of fitted wardrobes with overhead storage along one wall.

Bedroom Two

10'10 x 10'0 (3.30m x 3.05m)
A rear facing double bedroom, having fitted wardrobes with central drawer unit and overhead storage.

Bedroom Three

7'3 x 6'2 (2.21m x 1.88m)
A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler.
Vinyl flooring.

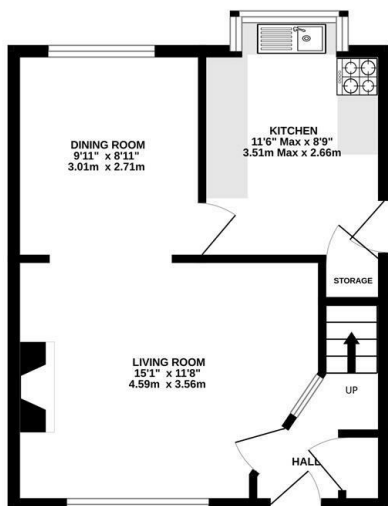
Outside

To the front of the property there is a lawned garden with mature plants and shrub borders. A driveway provides off street parking and wooden gates open to a Car Port.

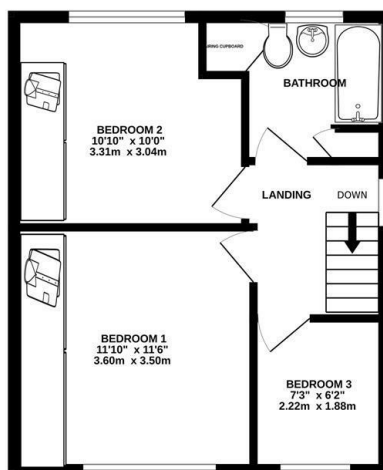
To the rear of the property there is a patio/seating area, and a lawned garden with concrete path and planted borders. There is a also a detached single garage. A gate at the top of the garden gives pedestrian access onto Stand Road Park.



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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 (CO₂) 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