18 Gloucester Road,
Chesterfield, S41 7EH

OFFERS IN THE REGION OF

£194,950

WILKINS VARDY

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BAY FRONTED SEMI ON ELEVATED PLOT - THREE BEDS - SOUTH FACING REAR GARDEN - POPULAR & CONVENIENT LOCATION

This delightful bay fronted semi detached house on Gloucester Road sits on an elevated plot and offers 981 sq.ft. of stylish and well presented accommodation. The property features two good sized reception rooms and a modern fitted kitchen with a range of integrated appliances. There are also three comfortable bedrooms and a family bathroom. Outside, there is a an enclosed south facing rear garden.

Located in a popular residential area, the property enjoys easy access to local amenities, schools and transport links. Whether you are a first time buyer or seeking a family home, this property on Gloucester Road is sure to impress. Don't miss the chance to make it your own.

- BAY FRONTED SEMI DETACHED HOUSE
- GROUND FLOOR CLOAKS/WC
- TWO RECEPTION ROOMS
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- THREE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED SOUTH FACING REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 91.1 s.qm./981 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor
A uPVC double glazed side entrance door opens into a ...

Side Entrance Hall
With staircase rising to the First Floor accommodation.

Cloaks/WC
Being panelled to half height and fitted with a 2-piece white suite comprising a pedestal wash hand basin and a low flush WC.

Living Room
12'9 x 11'5 (3.89m x 3.48m)
A good sized bay fronted reception room, fitted with laminate flooring and having a feature fireplace with tiled inset and hearth, and inset electric fire.

Dining Kitchen
29'4 x 12'9 (8.94m x 3.89m)

Dining Area
Being rear facing, fitted with laminate flooring and having a feature ornamental fireplace. An opening leads through into the ...

Kitchen Area
Being dual aspect, part tiled and fitted with a range of cream wall, drawer and base units with LED plinth lighting and complementary wood work surfaces over.
Inset Belfast sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, fridge/freezer, microwave oven, electric oven and 5-ring gas hob with stainless steel splashback and extractor canopy over.
Velux window.
Vinyl flooring and downlighting.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One
12'8 x 11'6 (3.86m x 3.51m)
A good sized front facing double bedroom.

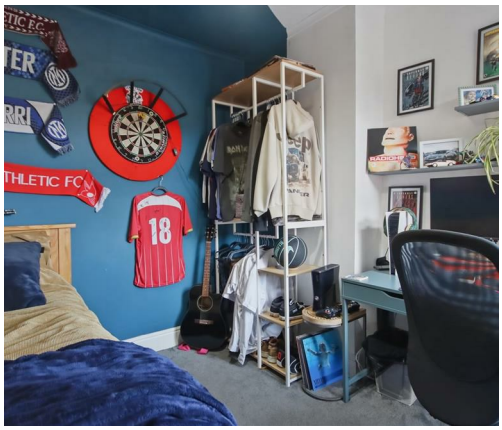
Bedroom Two
9'9 x 9'7 (2.97m x 2.92m)
A rear facing double bedroom.

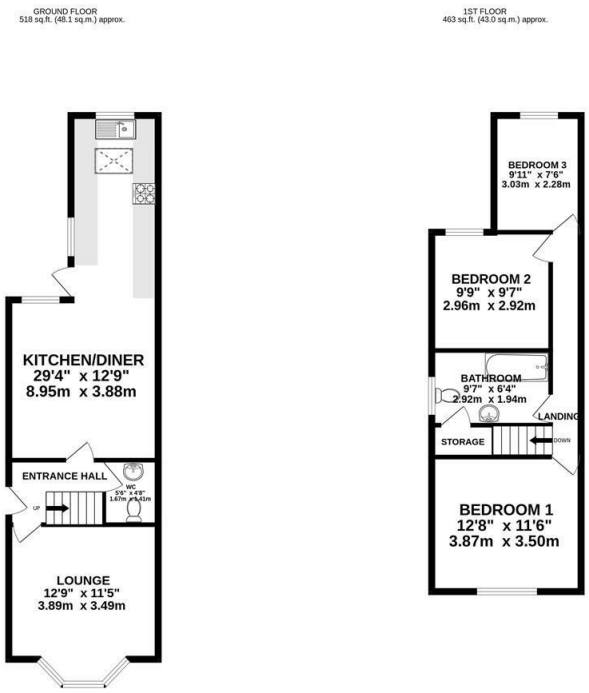
Bedroom Three
9'11 x 7'6 (3.02m x 2.29m)
A good sized rear racing single bedroom.

Family Bathroom
9'7 x 6'4 (2.92m x 1.93m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Outside
There is a front garden of plants and shrubs, and a path leading to the side entrance door. On street parking is available in the area.

A gate opens to a yard area which continues to the rear garden where there is a paved patio. Steps from the patio lead up to a lawn with stepping stones, raised planted beds and fishpond. Beyond here there is a decorative pebble area with stepping stones leading to two garden sheds.





TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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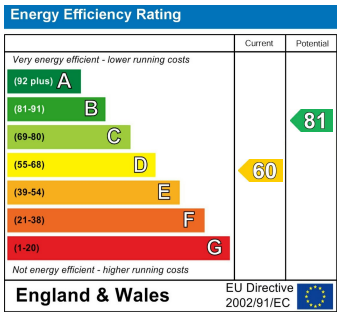

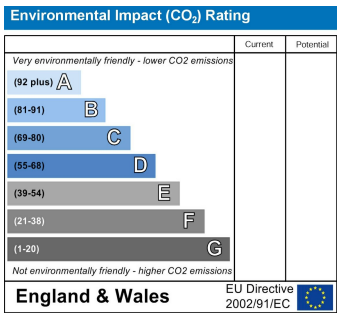

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VIEWINGS

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.

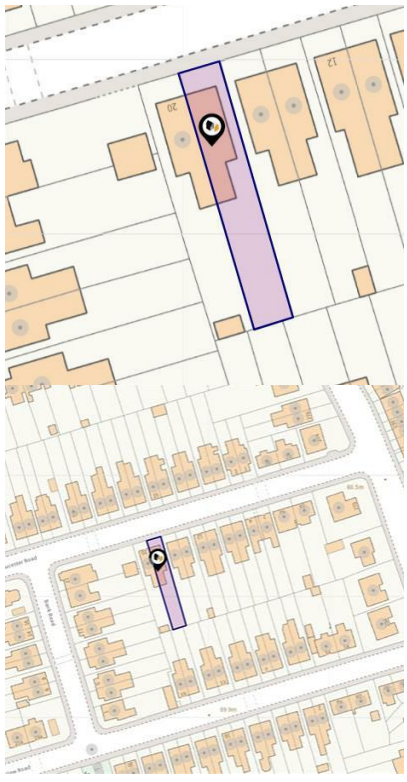
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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