60 Wain Avenue,
Chesterfield, S41 0FB

£240,000

WILKINS VARDY

£240,000

FOUR BED MID TERRACE HOUSE - OUTSKIRTS OF TOWN CENTRE - TWO BATHS - ATTRACTIVE REAR GARDEN

Situated on the outskirts of Chesterfield Town Centre, this well proportioned mid terrace property offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families.

The ground floor comprises a welcoming entrance, convenient cloaks/WC and a well appointed kitchen/diner, featuring French doors opening directly onto the enclosed rear garden.

To the upper floors there is a generous living room, providing a comfortable and versatile reception space, and four good sized bedrooms, including a master bedroom with a useful dressing area and en suite shower room, together with a family bathroom.

Externally, the property benefits from driveway parking and an integral garage, while the enclosed rear garden provides an excellent outdoor space for relaxing or entertaining. A pedestrian access leads from the garden onto a footpath running alongside the River Rother, and giving easy access to the surrounding area.

- WELL APPOINTED MID TERRACE HOUSE WITH ACCOMMODATION OVER THREE FLOORS
- GROUND FLOOR CLOAKS/WC & FAMILY BATHROOM
- GENEROUS LIVING ROOM
- MASTER BEDROOM WITH DRESSING AREA & EN SUITE SHOWER ROOM
- ATTRACTIVE ENCLOSED REAR GARDEN
- LOCATED ON THE OUTSKIRTS OF THE TOWN CENTRE
- KITCHEN/DINER WITH FRENCH DOORS OPENING TO THE REAR GARDEN
- FOUR GOOD SIZED BEDROOMS
- INTEGRAL GARAGE & DRIVEWAY PARKING
- EPC RATING: C

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 125.9 sq.m./1355 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor
A front entrance door opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation. A door from the hallway gives access into the garage.

Cloaks/WC
Fitted with a 2-piece suite comprising a pedestal hand wash basin and a low flush WC.

Kitchen/Diner
16'1 x 10'8 (4.90m x 3.25m)
Spanning the full width of the property, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a dishwasher and a washing machine, and there is also space for a fridge/freezer.
Tiled floor.
uPVC double glazed French doors overlook and open onto the rear garden.

On the First Floor

Landing

Living Room
16'1 x 10'8 (4.90m x 3.25m)
A generous reception room spanning the full width of the property and having uPVC double glazed French doors overlooking the rear garden.

Bedroom Three/Dining Room
11'0 x 10'3 (3.35m x 3.12m)
A versatile front facing room, currently being used as a dining room and having uPVC double glazed French doors which open to a Juliet balcony.

Bathroom
11'0 x 5'10 (3.35m x 1.78m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath, pedestal hand wash basin and a low flush WC.
Built-in storage cupboard.

On the Second Floor

Landing

Master Bedroom Suite

Bedroom
14'1 x 10'3 (4.29m x 3.12m)
A good sized front facing bedroom. An opening leads through into a ...

Dressing Area
9'1 x 4'0 (2.77m x 1.22m)
Having a range of built-in wardrobes. A door gives access to a ...

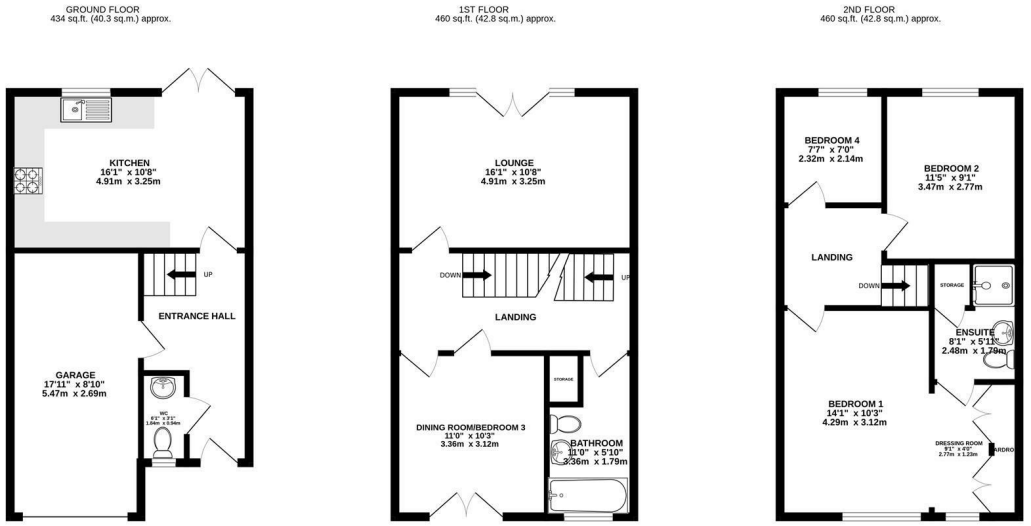
En Suite Shower Room
8'1 x 5'11 (2.46m x 1.80m)
Fitted with a 3-piece suite comprising a fully tiled shower cubicle with mixer shower, pedestal hand wash basin with tiled splashback and a low flush WC.
Built-in storage cupboard.

Bedroom Two
11'5 x 9'1 (3.48m x 2.77m)
A good sized rear facing double bedroom.

Bedroom Four
7'7 x 7'0 (2.31m x 2.13m)
A rear facing single bedroom.

Outside
To the front of the property there is a block paved driveway providing off street parking, leading to a Integral Garage.

The attractive enclosed rear garden comprises of a paved patio and a lawn with well stocked and mature planted side borders. A paved path from the patio leads down to a gate which opens to a pedestrian walkway whcih runs alongside the River Rother and gives access to the surrounding area.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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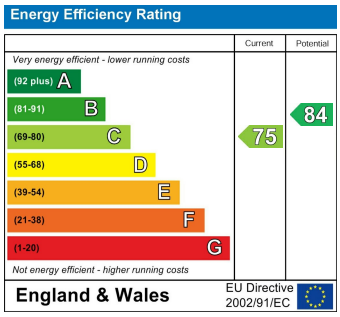

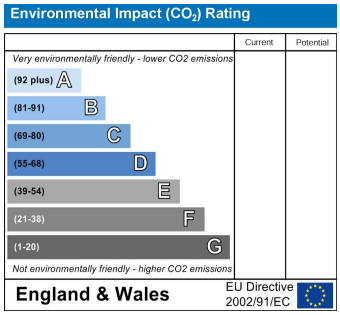

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VIEWINGS

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, 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 Outwood Academy Hasland Hall 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk