



2 Greenside Avenue,
Chesterfield, S41 8RZ

OFFERS IN THE REGION OF

£175,000

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WILKINS VARDY

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£175,000

FAMILY HOME IN CONVENIENT LOCATION - PROPERTY TOUR VIDEO AVAILABLE

Offered for sale with no upward chain is this delightful three bedroomed semi detached house offering 745 sq.ft. of well proportioned accommodation, including two reception rooms, kitchen and a re-fitted shower room. The property also benefits from off street parking, a detached garage and well kept gardens.

The property is situated in a popular and convenient location, being well placed for the good range of amenities on Sheffield Road and easily accessible for commuter links into Chesterfield, Dronfield and Sheffield.

- Attractive Semi Detached House
- Two Good Sized Reception Rooms
- Kitchen
- Three Bedrooms
- Modern Re-Fitted Shower Room
- Ample Off Street Parking, Carport & Detached Garage
- Mature Gardens to Front and Rear
- NO CHAIN
- EPC Rating: E

General

Gas Central Heating (Glow Worm 40B Super Boiler)
uPVC Sealed Unit Double Glazed Windows and Doors (unless otherwise stated)

Gross Internal Floor Area 69.2 sq m/ 745 sq ft

Council Tax Band – A

Secondary School Catchment Area – Outwood Academy Newbold

On The Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Porch

With a glazed door giving access to the ...

Entrance Hall

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

Kitchen

9'7 x 8'8 (2.92m x 2.64m)

Being fully tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Single drainer stainless steel sink.

Space and plumbing is provided for a washing machine, and there is space for a fridge and a freestanding cooker.

Built-in under stair store cupboard.

A uPVC double glazed door gives access onto the side of the property, and a further door opens to the ...

Dining Room

9'11 x 8'11 (3.02m x 2.72m)

A good sized reception room fitted with coving and having an aluminium framed double glazed sliding patio door overlooking and opening to the rear garden,

French doors give access into the ...

Lounge

11'6 x 11'0 (3.51m x 3.35m)

A good sized front facing reception room, having a feature fireplace with wood fire surround, tiled inset and hearth and an electric fire.

On the First Floor

Landing

Having the loft access hatch.

Bedroom One

11'3 x 11'0 (3.43m x 3.35m)

A good sized double room overlooking the front of the property and having a range of built in wardrobes with overhead storage.

Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)

A good sized double bedroom overlooking the rear of the property, and having a fitted wardrobe.

Bedroom Three

6'6 x 6'3 (1.98m x 1.91m)

A single room overlooking the front of the property.

Re-Fitted Shower Room (2021)

Being part tiled and fitted with a modern white 3-piece suite comprising of a shower cubicle with mixer shower, low flush WC and wash hand basin with storage below.

Built in airing cupboard housing the hot water cylinder.

Vinyl flooring.

Outside

To the front of the property there is a block paved drive providing off street parking. There is also a lawned garden with mature planted borders.

Double gates give access to a carport (restricted width) at the side of the property, which leads to a detached single garage.

A gate gives access to the enclosed rear garden which comprises of a paved patio, lawn with side borders and a garden shed.

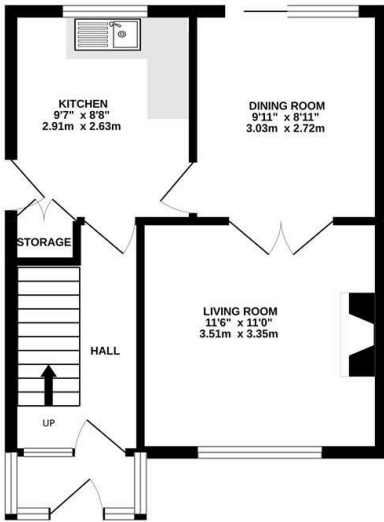


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

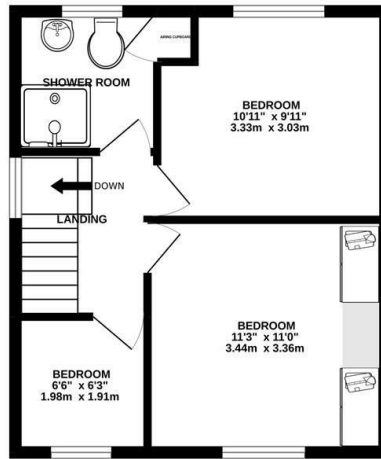
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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	



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, 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

School Catchment Areas

Whilst the property is understood to be in the Outwood Academy Newbold 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-varDY.co.uk