44 Clarkson Avenue,
Chesterfield, S40 2RS

£159,950

WILKINS VARDY

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TWO BED BAY FRONTED SEMI - TWO RECEPTION ROOMS - DETACHED GARAGE - NO CHAIN

Offered for sale with no upward chain, is this two double bedroomed semi detached house offering 773 sq.ft of neutrally decorated living accommodation. With two reception rooms, a kitchen and a shower room, this property is ideal for a first time buyer, young family or someone looking to downsize. The property also benefits from a detached garage, driveway parking and gardens to the front and rear.

Located on the outskirts of the Town Centre, the property is well placed for accessing Queen's Park and the local amenities on Derby Road, as well as being readily accessible for commuter links towards Dronfield, Sheffield and the M1 Motorway.

Book a viewing today and step into your future home!

- GENEROUSLY PROPORTIONED BAY FRONTED SEMI
- TWO GOOD SIZED RECEPTION ROOMS
- KITCHEN
- TWO GENEROUS DOUBLE BEDROOMS
- SHOWER ROOM/WC
- DETACHED GARAGE & DRIVEWAY PARKING
- GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 71.8 sq.m./773 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

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

Entrance Hall
With staircase rising to the first floor accommodation.

Living Room
13'1 x 10'2 (3.99m x 3.10m)
A good sized bay fronted reception room having a feature fireplace with wood surround, marble effect inset and hearth, and an inset electric fire.

Sitting/Dining Room
11'10 x 11'3 (3.61m x 3.43m)
A second reception room, being rear facing and having an electric fire sat on a marble effect hearth.

Kitchen
11'10 x 6'1 (3.61m x 1.85m)
Being part tiled and fitted with a range of wall, drawer and base units with work surfaces over, including a single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker and an under counter fridge.
A door gives access to a useful built-in pantry.
Laminate flooring.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

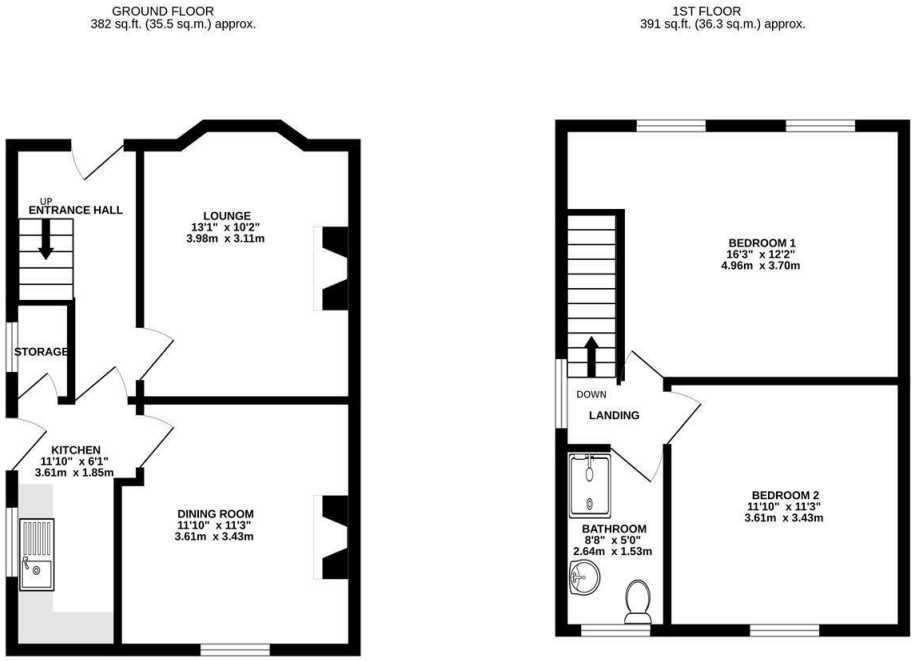
Bedroom One
16'3 x 12'2 (4.95m x 3.71m)
A spacious double bedroom having two windows overlooking the front of the property.

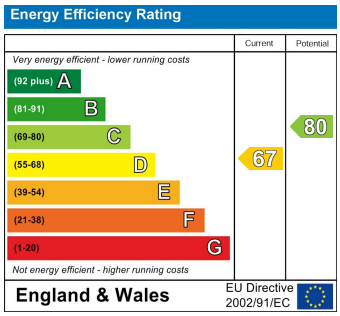
Bedroom Two
11'10 x 11'3 (3.61m x 3.43m)
A good sized rear facing double bedroom having two built-in storage cupboards, one housing the gas boiler.

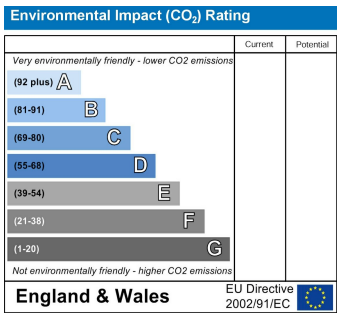
Shower Room
8'8 x 5'0 (2.64m x 1.52m)
Being part tiled/part waterproof boarding and having a shower area with mixer shower, pedestal hand wash basin and a low flush WC.
Laminate flooring.

Outside
To the front of the property there is an artificial lawn, alongside a block paved driveway which provides off street parking. The block paving continues down the side of the property (restricted access) to a Detached Single Garage.

To the rear of the property there is an enclosed garden comprising of a paved patio and lawn, with a side path leading to an artificial lawn area and a hardstanding area.







TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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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 fires, 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 Parkside Community 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