41 Morris Avenue,
Chesterfield, S41 7BA

OFFERS IN THE REGION OF

£195,000

WILKINS VARDY

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TRADITIONAL THREE BED SEMI - TWO RECEPTION ROOMS - CAR STANDING SPACE - NO CHAIN

This delightful bay fronted semi detached house offers 871 sq.ft. of well proportioned accommodation, which would benefit from some cosmetic upgrading/refurbishment . The property boasts two good sized reception rooms and a kitchen with integrated cooking appliances. The home also features three comfortable bedrooms, a 2-piece bathroom and separate WC. Outside, there is a car standing space and mature gardens to the front and rear.

Located on this desirable tree lined avenue, close to parks, schools and the various amenities in Newbold and Brockwell, the property is also well placed for the Town Centre and for accessing commuter links towards Dronfield and Sheffield.

- TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE
- NO CHAIN
- REQUIRING A SCHEME OF COSMETIC UPGRADING/IMPROVEMENT
- TWO GOOD SIZED RECEPTION ROOMS
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE BEDROOMS
- BATHROOM & SEPARATE WC
- OFF STREET PARKING
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC

General
Gas central heating
uPVC sealed unit double glazed windows
Gross internal floor area - 80.9 s.qm./871 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor
A wooden and glazed front entrance door with matching side panels opens into a ...

Entrance Hall
Having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

Living Room
12'4 x 11'11 (3.76m x 3.63m)
A good sized bay fronted reception room having a feature cast iron fireplace.

Dining Room
11'11 x 11'3 (3.63m x 3.43m)
A second good sized reception room having a built-in storage cupboard to the alcove. uPVC double glazed French doors overlook and open onto the rear of the property.

Kitchen
11'11 x 6'11 (3.63m x 2.11m)
Fitted with a range of wall, drawer and base units with work surfaces over.
Inset single drainer stainless steel 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 washing machine, and there is also space for an under counter fridge.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One
11'11 x 11'2 (3.63m x 3.40m)
A good sized bay fronted double bedroom.

Bedroom Two
11'11 x 11'3 (3.63m x 3.43m)
A good sized rear facing double bedroom having built-in storage.

Bedroom Three
8'0 x 6'11 (2.44m x 2.11m)
A front facing single bedroom.

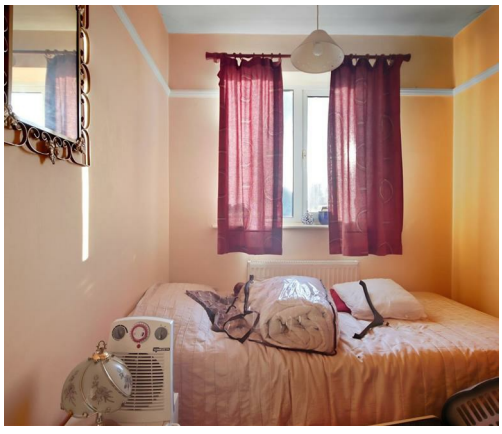
Bathroom
8'0 x 6'11 (2.44m x 2.11m)
Being part tiled and fitted with a white 2-piece suite comprising of a panelled bath with bath/shower mixer tap, and a pedestal wash hand basin.
Vinyl flooring.

Separate WC
Fitted with a low flush WC.

Outside
To the front of the property there is off street parking. There is also a lawned garden with some shrubs.

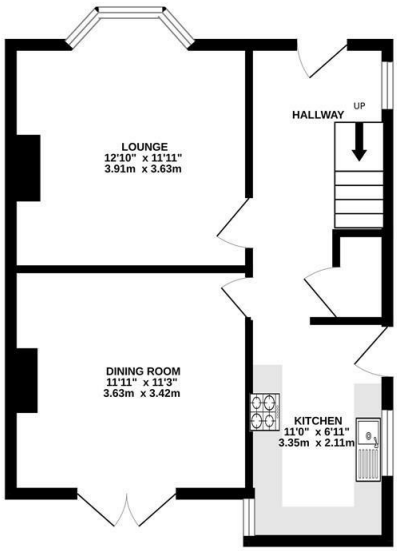
To the rear of the property there is an enclosed garden which is laid to lawn and has a central paved path. There is also a paved seating area and a hardstanding area for a garden shed.

At the top of the garden there is a raised area where there is space for a greenhouse and a further shed.

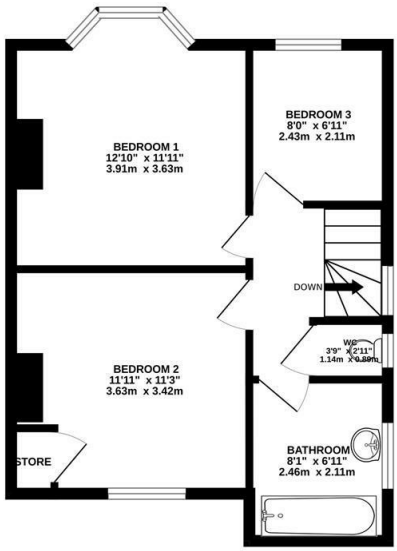


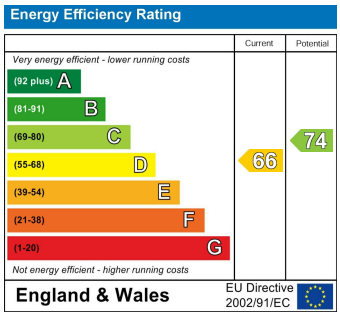
RICS
01246 2
Info@derbyshiresurveyor

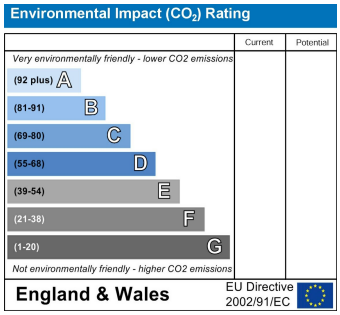
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.







TOTAL FLOOR AREA : 875 sq.ft. (81.3 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, kitchen appliances, 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 Newbold 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