



27 Boythorpe Avenue,  
Chesterfield, S40 2QE

£210,000

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WILKINS VARDY

# £210,000

REFURBISHED PROPERTY - RE-FITTED KITCHEN AND BATHROOM - THREE GOOD SIZED BEDROOMS - POPULAR & CONVENIENT LOCATION

This charming three-bedroom house presents an ideal opportunity for families seeking a comfortable and modern living space. Spanning an impressive 926 square feet, the property has been thoughtfully refurbished throughout, featuring a re-fitted kitchen and bathroom that blend contemporary style with practicality.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. The three well-proportioned bedrooms offer ample space for relaxation and the open plan dining kitchen is an ideal entertaining space. The location of this property is superbly convenient, situated close to the picturesque Queens Park, which provides a lovely outdoor space as well as the newly constructed leisure centre. Additionally, the easy access to Chesterfield town centre ensures that all essential amenities, shops, and services are just a short distance away.

Whether you are a first-time buyer or seeking a family home, this residence on Boythorpe Avenue is sure to impress.

• SUPERBLY REFURBISHED VICTORIAN SEMI • THREE GOOD SIZED BEDROOMS

• 923 SQ. FT. OF ACCOMMODATION OVER THREE STOREYS • GOOD SIZED LIVING ROOM

• RE-FITTED KITCHEN • RE-FITTED BATHROOM

• NEUTRALLY DECORATED AND WITH NEW FLOOR COVERINGS THROUGHOUT • POPULAR & CONVENIENT LOCATION CLOSE TO QUEENS PARK

• NO CHAIN - READY FOR IMMEDIATE OCCUPATION

## General

Gas central heating (Baxi boiler)  
UPVC double glazed sealed units and doors throughout  
Recent scheme of refurbishment/modernisation  
Gross internal floor area - 85.7 sq.m/923 sq ft  
Council Tax Band - A  
Tenure - Freehold  
Secondary school catchment area - Parkside Community School

## Living room

16'11" x 11'2" (5.16m x 3.40m)  
Having a feature fireplace with an inset fire.  
An opening leads through to the stairs.

## Re-Fitted Kitchen

14'1" x 9'4" (4.29m x 2.84m)  
Having a fitted range of wall and base units with a complementary work surfaces and a 1 1/2 bowl sink with mixer tap.  
Integrated oven, four ring hob and extractor above.  
There is space and plumbing for an automatic washing machine and space for a fridge freezer.  
Laminate flooring.  
A door to an under stairs store area which houses the Baxi boiler.

## On the First Floor

### Landing

With stairs leading to the attic bedroom.

### Bedroom One

12'11" x 8'8" (3.94m x 2.64m)  
A good sized front facing double bedroom.

### Bedroom Two

13'7" x 9'4" (4.14m x 2.84m)  
A second generous rear facing double bedroom.

## Re-Fitted Family bathroom

Comprising of a panelled bath with mixer shower over with monsoon head and a waterfall mixer tap, low flush WC and pedestal wash hand basin.  
Tiled floor.  
Vertical towel radiator.

## Attic bedroom

14'3" x 12'10" (4.34m x 3.91m)  
A third good sized bedroom with a gable end window.

## Outside

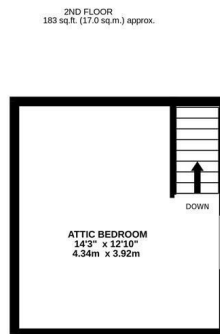
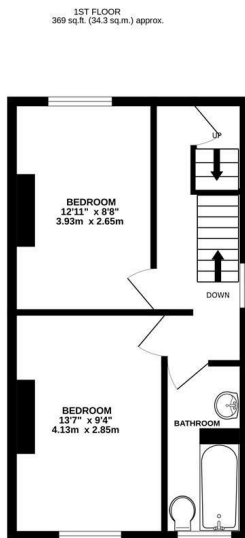
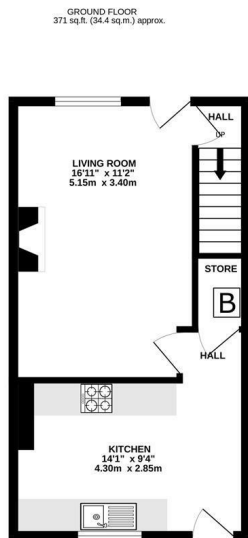
To the front of the property there is a brick wall frontage with a gate giving pedestrian access down the side path. The front garden is laid to lawn with

mature shrubs.

The rear garden has a lawned area with decorative pebbles and a concrete hard standing and brick outhouses. A gate gives access to a service road to the rear.

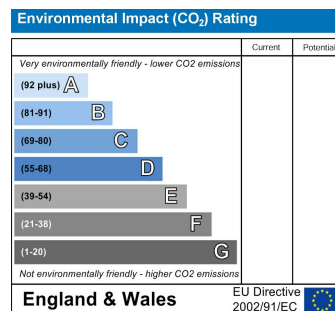
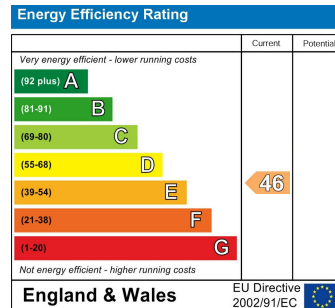






TOTAL FLOOR AREA: 923 sq.ft. (85.7 sq.m.) approx.

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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