



w**ards**
estate agents

12 Swan Street

Poolsbrook, Chesterfield, S43 3FU

Offers in the region of £180,000

12 Swan Street

Poolsbrook, Chesterfield, S43 3FU

Newly Built in 2023 (10 year build warranty) and Neutrally decorated throughout, Ideal starter home or for small families. Deceptively spacious Two Bedroom Semi-Detached House with A SUN BLESSED SOUTH FACING REAR GARDEN.

Situated in this highly sought after residential location which is placed within easy access of local amenities, schools, bus routes and very good commuter links nearby including M1 junction 29a/30.

Internally the property benefits from 10 year NHBC build certificate (2023) gas central heating with a Ideal Combi boiler serviced and uPVC double glazing. Includes a spacious entrance hall with stairs leading to the first floor, reception room with under stair storage cupboard, Superb Cream Modern Dining/Kitchen with French doors leading out onto the SOUTH FACING REAR GARDEN.

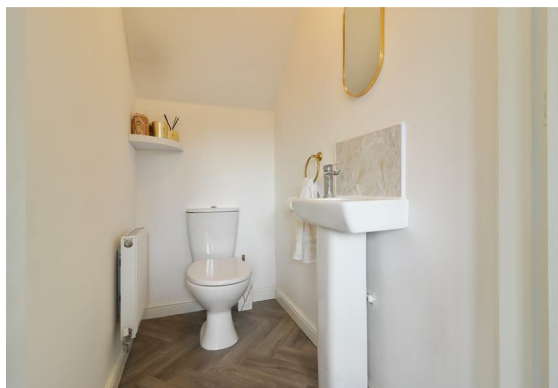
On the first floor:- Beautifully decorated front double bedroom with built in wardrobe space, second rear good sized bedroom with garden views. Fabulous partly tiled family bathroom with 3 piece White suite, access to the loft space from the landing.

Generous SUN BLESSED SOUTH FACING REAR GARDEN, maintained landscaped gardens with substantial fenced boundaries. Stunning Porcelain patio which is perfect for outside family & social entertaining. Shed currently used as a home gym, with installed electrics and lighting. Outside tap & security lighting.

The front of the property provides car standing space for 2/3 cars, and access via a secure side gate to the rear of the property.

Additional Information

- Gas Central Heating- Ideal Combi Boiler (serviced)
- 10 Year Build Certificate from 2023
- uPVC Double Glazed windows/facias/gutters
- Gross Internal Floor Area- 59.2 Sq.m/ 638.0 Sq.Ft.
- Council Tax Band - A
- Secondary School Catchment Area -Netherthorpe School / Springwell Community College (shared)
- Fixtures & Fittings Negotiable Upon Request





Entrance Hall

9'5" x 5'3" (2.87m x 1.60m)

Spacious entrance hall with stairs leading to the first floor.

Reception Room

15'1" x 10'0" (4.60m x 3.05m)

Neutrally decorated family reception room with under stair storage cupboard. Front aspect window.

Superb Modern Dining/Kitchen

13'7" x 7'11" (4.14m x 2.41m)

Comprising of a full range of Cream fronted base and wall units with complimentary work surfaces over with matching upstands, silver tiled splashback and Inset stainless steel sink unit. Integrated electric oven, gas hob and integrated extractor fan above. Space for washing machine and fridge freezer. French doors leading out onto the rear gardens. The boiler is located here.



Cloakroom / W/C

5'7" x 2'7" (1.70m x 0.79m)

Comprising of a two piece suite which includes a pedestal wash hand basin and low level W/C.

First Floor Landing

7'5" x 6'1" (2.26m x 1.85m)

Access into the insulated loft space.

Front Double Bedroom One

13'7" x 10'1" (4.14m x 3.07m)

Beautifully decorated front room with built in wardrobe space, and front aspect window.

Good Sized Bedroom Two

12'11" x 7'2" (3.94m x 2.18m)

Good sized second room, versatile space which could be utilised as home office/ study space. Rear aspect window with views over garden.

Family Bathroom

7'5" x 6'1" (2.26m x 1.85m)

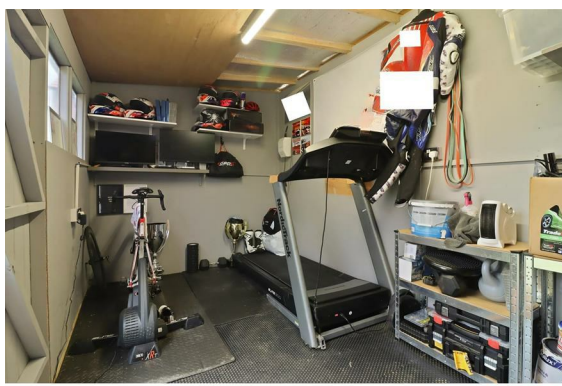
Being partly tiled and comprising of a three piece suite which includes, bath with over head mains dual shower with screen, pedestal wash hand basin, and low level W/C.

Outside

Generous SUN BLESSED SOUTH FACING REAR GARDEN, with well maintained landscaped gardens with substantial fenced boundaries. Stunning Porcelain patio which is perfect for outside family & social entertaining. Shed currently used as a home gym, with installed electrics and lighting. Outside tap & security lighting.

The front of the property provides car standing space for 2/3 cars, and access via a secure side gate to the rear of the property.



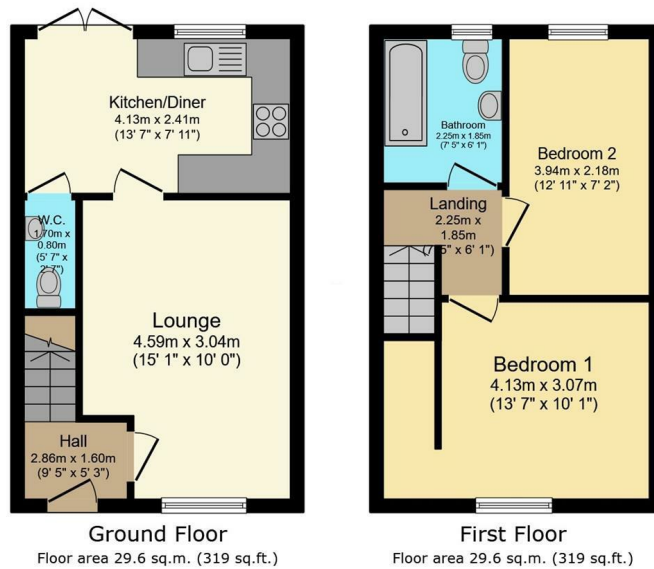


School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan



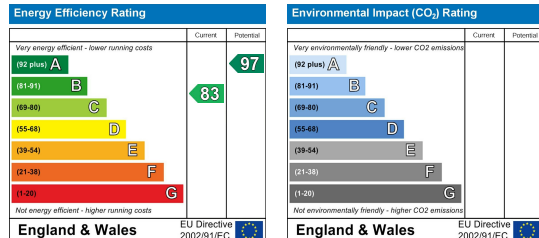
Total floor area: 59.2 sq.m. (638 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

