



**w****ards**  
estate agents

**34 Morley Avenue**

Ashgate, Chesterfield, S40 4DA

**Guide price £220,000**

## 34 Morley Avenue

Ashgate, Chesterfield, S40 4DA

GUIDE PRICE £220,000 - £230,000

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is recommended of this deceptively spacious EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW which is located in this ever popular residential setting within close proximity of local schools, amenities, shops, bus routes, the town centre and with Holme Brook Valley Park and Linacre Reservoirs being only a short distance away.

Internally the property benefits from uPVC double glazing, gas central heating and comprises of a side entrance hallway, rear kitchen, extended reception/dining room, two double bedrooms with built in wardrobes and third versatile bedroom which could be used for office or home working. Partly tiled shower room with 3 piece suite.

Front long driveway which leads to the detached single garage. There is ample additional front parking for several vehicles or caravan/camper van standing space. Side Beach boundary hedge and mature well stocked borders.

Rear enclosed garden with decking area, lawns and well established mature borders.





### Additional Information

Gas Central Heating-Worcester Bosch boiler  
uPVC Double Glazed windows  
Gross Internal Floor Area- 81.6 Sq.m/ 878.2 Sq.Ft.  
Council Tax Band -B  
Secondary School Catchment Area -  
Outwood Academy Newbold

### Side Entrance Hall

8'11" x 4'2" (2.72m x 1.27m)

Side entrance door with obscure glazed door and side panels. Spacious entrance hallway with access to the loft space.

### Kitchen

12'0" x 6'9" (3.66m x 2.06m)

Comprising of a range of base units with work surfaces over, inset sink and tiled splash backs, There is space for the cooker, washing machine and fridge/freezer. Wall mounted Worcester Bosch boiler. Door to the rear gardens. Serving hatch to the dining room.

### Extended Reception/Dining Room

21'10" x 10'6" (6.65m x 3.20m)

Spacious family extended reception room with patio doors onto the rear gardens. Single glazed door into the kitchen. Fireplace with hearth and gas-fire.

### Rear Double Bedroom One

13'11" x 10'6" (4.24m x 3.20m)

Double bedroom with rear aspect window. Range of built in wardrobes/cupboard with cylinder water tank.

### Front Double Bedroom Two

9'2" x 8'11" (2.79m x 2.72m)

Front aspect double bedroom with range of fitted wardrobes having sliding doors.

### Front Bedroom Three

10'5" x 8'11" (3.18m x 2.72m)

A good sized versatile third bedroom which could also be used for office/study or for home working.





### **Shower Room**

6'6" x 5'5" (1.98m x 1.65m)

Being partly tiled and comprising of a 3 piece suite which includes a tiled shower cubicle with shower, wash hand basin and low level WC are set within wood vanity units. Chrome heated towel rail.

### **Detached Single Garage**

17'9" x 8'4" (5.41m x 2.54m)

### **Outside**

Front long driveway which leads to the detached single garage. There is ample additional front parking for several vehicles or caravan/camper van standing space. Side Beach boundary hedge and mature well stocked borders.

Rear enclosed garden with decking area, lawns and well established mature borders.



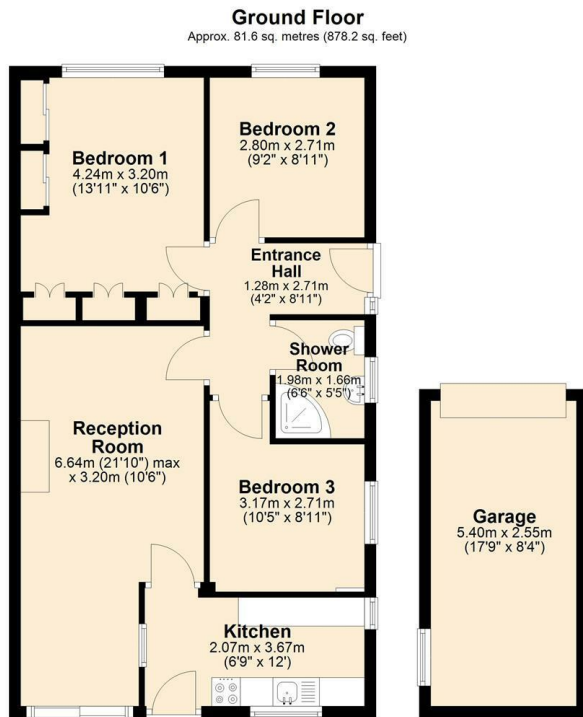
### **School catchment areas**

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

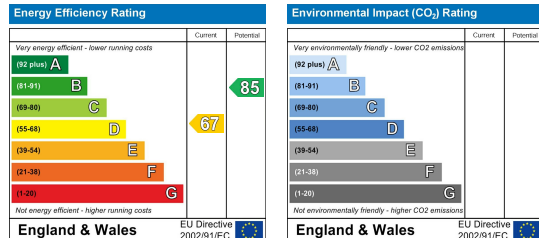


Total area: approx. 81.6 sq. metres (878.2 sq. feet)

## 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.

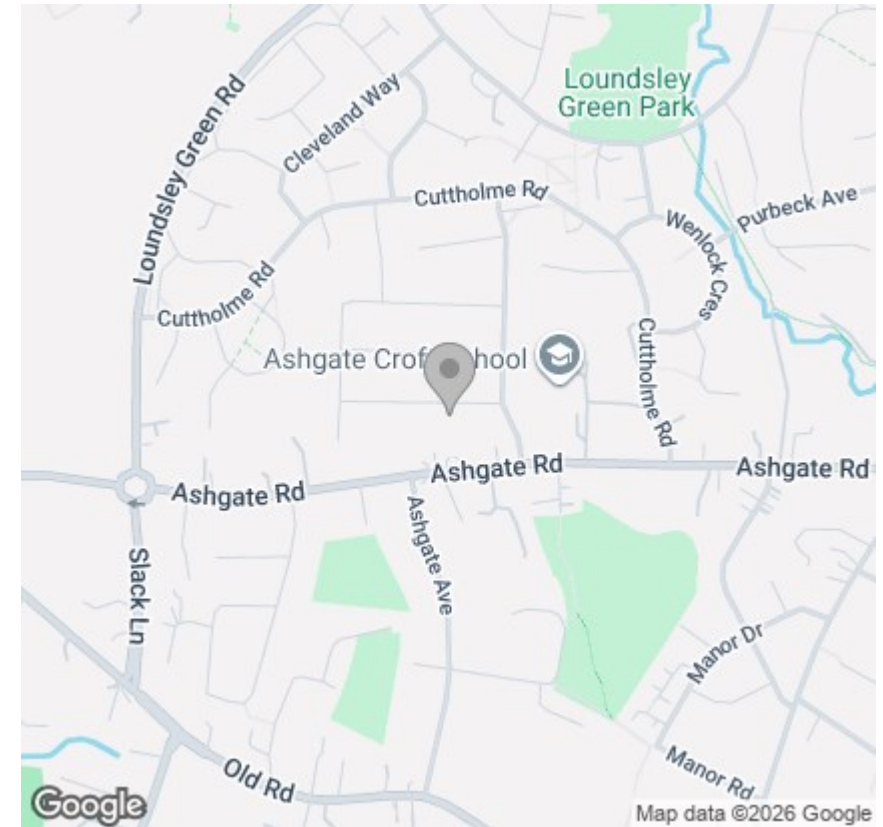
## Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: [info@wardsestateagents.co.uk](mailto:info@wardsestateagents.co.uk) [wardsestateagents.co.uk](http://wardsestateagents.co.uk)

## 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.

