

wards
estate agents

55 Hucknall Avenue, Ashgate

, Chesterfield, S40 4BZ

£270,000

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EXTENSIVELY REFURBISHED THROUGHOUT, early viewing is highly recommended of this TWO DOUBLE BEDROOM BAY FRONTED SEMI DETACHED FAMILY HOUSE with a generous sized rear garden and patio. Ideal for first time buyers or small families alike and located 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.

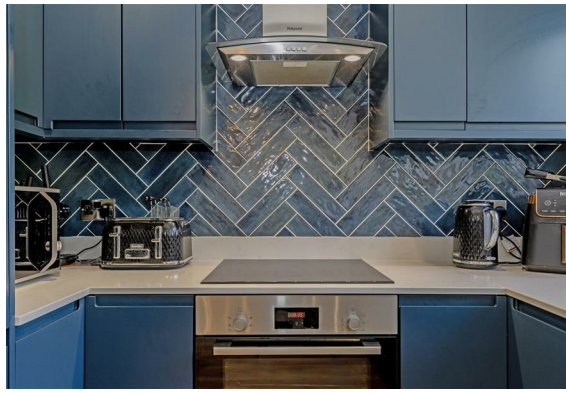
Elegantly presented, internally the property benefits from Gas Central Heating (Worcester Bosch Combi Boiler newly in 2024) & uPVC Double Glazed throughout. Comprising of entrance hall, open plan reception room/dining/kitchen with impressive media wall with downlighting, integrated appliances and feature island/breakfast bar. Downstairs cloakroom/WC.

To the first floor, front double bedroom with additional storage cupboard, rear double bedroom with storage cupboard (where the boiler is located). Stunning fully tiled family bathroom comprising of a three piece suite with attractive wood effect panelling.

Concrete driveway to the front with two car standing spaces. Absolutely fabulous privately enclosed GENEROUS REAR GARDEN with hedged boundaries, patio area creating a perfect setting for outside social/family entertaining. Garage with power & lighting, outside tap.

























Additional Information

Gas Central Heating - Worcester Bosch Combi Boiler newly installed in 2024
uPVC double glazed windows
Feature Radiators throughout
New Internal doors
Gross Internal Floor Area - 94.9 Sq.m/1021.2 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area-Outwood Academy Newbold

Entrance Hall

3'6" x 3'5" (1.07m x 1.04m)

uPVC front entrance door leads into the hallway. Stairs leading to the first floor.

Family Reception Room

14'2" x 11'11" (4.32m x 3.63m)

Impressive open plan family reception room with a superb ultra modern media wall with downlights & inset shelving with marble effect tiles. Feature inset electric fire. Feature radiator.

Integrated Kitchen

9'1" x 3'10" (2.77m x 1.17m)

Comprising a comprehensive modern range of Matt Blue base & wall units with granite worktops having matching upstands & feature 'brick style' horizontally laid tiled splashbacks, inset sink with attractive gold tap. Integrated single oven, induction hob with chimney extractor fan above. Integrated dishwasher, washing machine & fridge freezer. Downlights.

Kitchen Area

12'1" x 11'11" (3.68m x 3.63m)

Open plan to the kitchen area & reception room. Fabulous island/breakfasting bar with granite worktop, integrated storage cupboard in Matt Blue & feature wall panelling. Sliding uPVC doors to the rear garden. Downlights & feature radiator.

Cloakroom

4'7" x 2'8" (1.40m x 0.81m)

Comprising of a two piece suite which includes, vanity sink with chrome mixer tap & low level W.C. LED Mirror and stylish flooring.

First Floor Landing

5'6" x 4'4" (1.68m x 1.32m)

Access to the insulated loft space.

Front Double Bedroom One

15'2" x 11'11" (4.62m x 3.63m)

Neutrally decorated with separate storage cupboard & downlights.













Rear Double Bedroom Two
12'4" x 9'3" (3.76m x 2.82m)
Good-sized bedroom with views over the rear garden. Storage cupboard, where the boiler is located. Downlights

Luxury Family Bathroom
7'8" x 5'4" (2.34m x 1.63m)
Really impressive family bathroom being fully tiled and comprising of a three piece suite which includes :- bath with overhead rainfall shower & screen, attractive vanity sink with feature wood effect panelling, low level W/C. Mirror with LED lighting. Downlights. Chrome heated towel rail.

Garage
21'10" x 10'4" (6.65m x 3.15m)
Up & Over door and power & lighting.

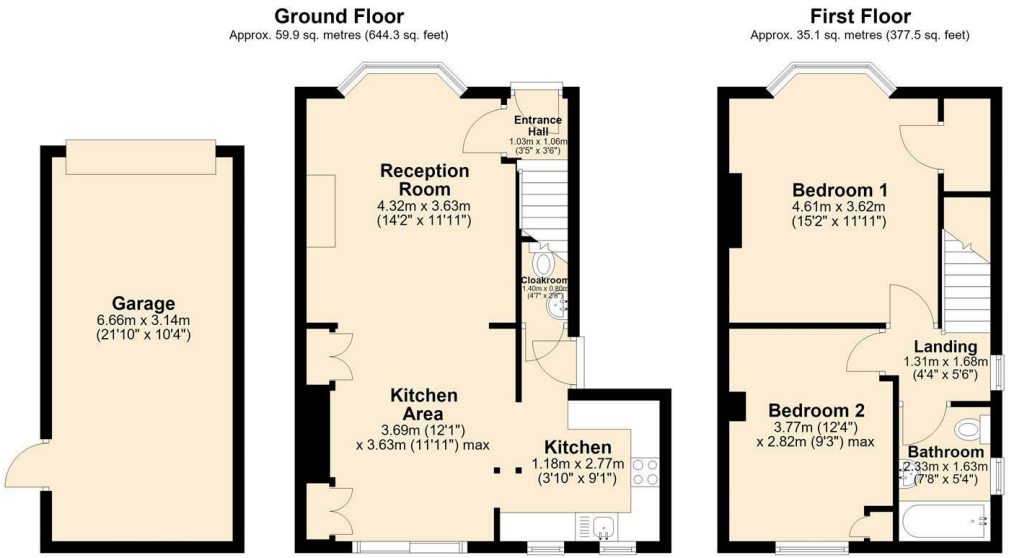
Outside
Concrete driveway to the front with two car standing spaces. Absolutely fabulous privately enclosed GENEROUS REAR GARDEN with hedged boundaries, splendid patio area creating a perfect setting for outside social/family entertaining and enjoyment. Garage with power & lighting, outside tap.

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

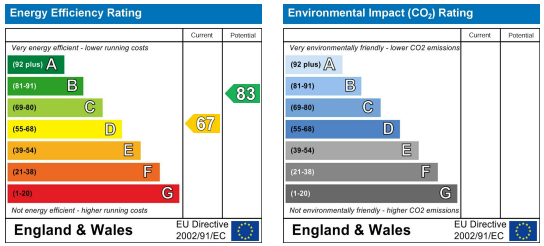


Total area: approx. 94.9 sq. metres (1021.9 sq. feet)

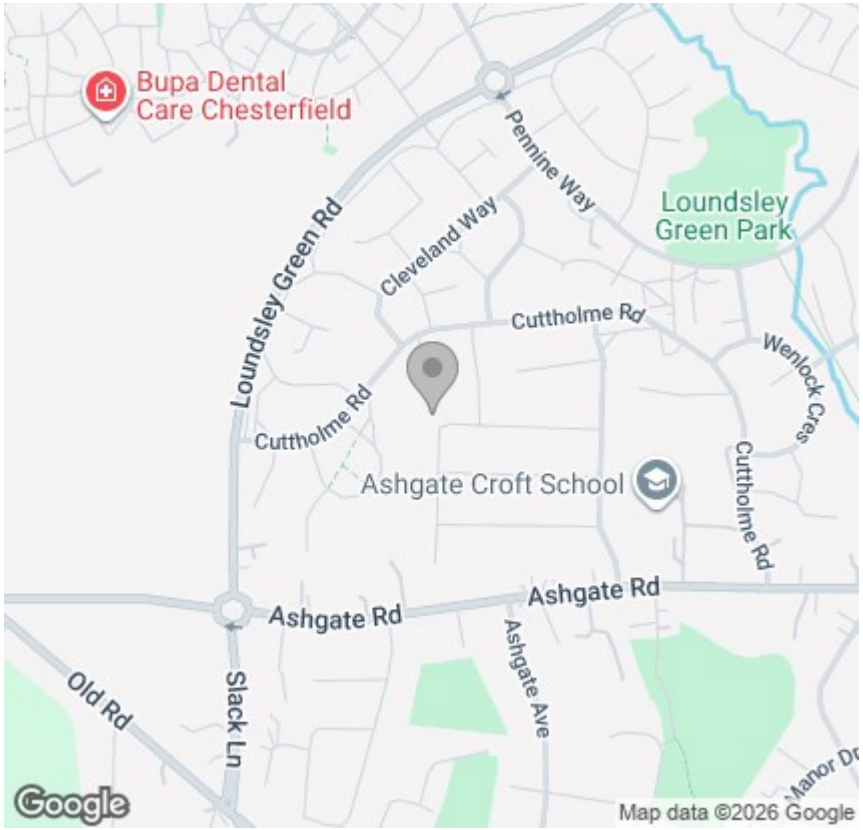
Viewing

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



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.

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