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FOR SALE



Park Avenue  
Glapwell Chesterfield



## Property Description

Situated in a village location ideally situated for access to the M1 motorway, is this well maintained and presented semi detached home. The traditional bay fronted semi has entrance hall with stairs off to first floor accommodation, ground floor W/C. The lounge has feature fire surround incorporating an open grate fire which services the central heating system. The kitchen recently fitted has a range of wall and base units with complementary work surfaces over and provides access to the rear elevation. To the first floor are three bedrooms and shower room with three-piece suite. Externally the property has vehicle standing to the front elevation with part drop kerb, the rear garden being larger than average in size is mainly laid to lawn with garden shed. The property has double glazed windows and a solid fuel heating system.

## Ground Floor

### Reception Hall

Having radiator and stairs off to first floor.

### W/C

Low flush W/C, waterproof vinyl click flooring and tiled splashbacks.

### Kitchen

This recently fitted kitchen has a range of wall

and base units with complementary work surfaces over incorporating a single drainer sink unit. Integrated four ring electric hob and electric oven with extractor hood over. Standing space for the fridge and freezer, plumbing for the automatic washing machine and tiled splashbacks. Fitted breakfast bar, waterproof vinyl click flooring and double glazed window to the rear. Entrance door to the side elevation.

## Lounge

The focal point of this room is a feature fire surround with complementary slate style hearth and backdrop incorporating a solid fuel fire with back boiler. Having double glazed bay window to the front and waterproof vinyl click flooring.

## First Floor

### Landing

With access to the available roof space and double glazed window to the side.

### Bedroom One

Double glazed window to the front, radiator, waterproof vinyl click flooring and picture rail.

### Bedroom Two

Double glazed window to the rear,

radiator, waterproof vinyl click flooring and picture rail.

### Bedroom Three

Double glazed window to the rear and radiator

### Shower Room

This recently installed shower room has corner shower cubicle, vanity unit and W/C. Heated towel rail, waterproof vinyl click flooring and double glazed window to the side.

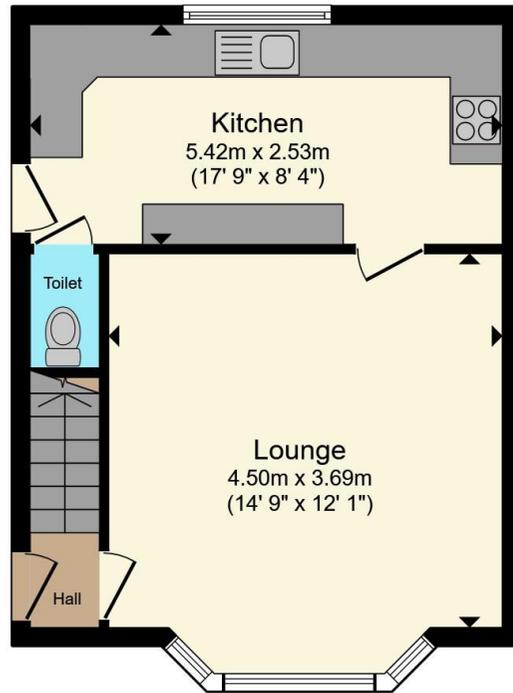
### Outside

The front of the property has an area of gravel, with part drop kerb providing vehicle standing. The rear garden being larger than average in size has fenced surround, outside tap, power and a paved patio area.

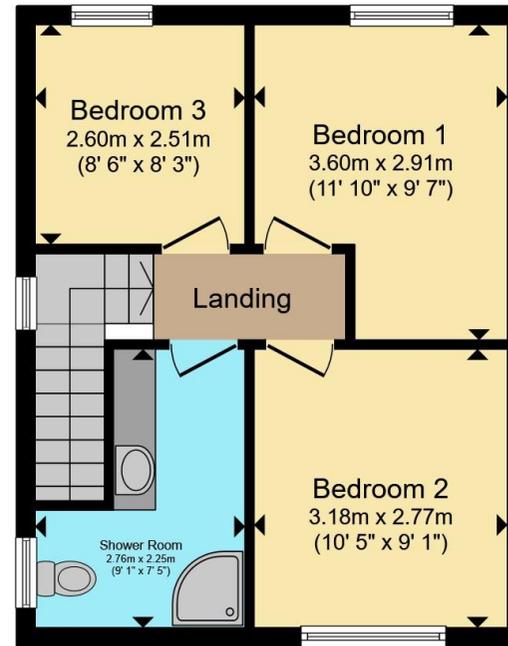








**Ground Floor**



**First Floor**

Total floor area 75.9 m<sup>2</sup> (817 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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EPC Rating: F Council Tax  
Band: A

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Tenure: Freehold



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