



32 Shaftesbury Avenue,
Ashgate, S40 1HN

£210,000

W
WILKINS VARDY

£210,000

SUPERB FAMILY HOME IN CONVENIENT & SOUGHT AFTER LOCATION

This superb three bedroomed end terraced character house offers just over 1000 Sq. Ft. of tastefully appointed living space, which includes two generous reception rooms and a modern kitchen and bathroom, whilst boasting off street parking and a good sized south east facing rear garden.

The property is situated in this sought after residential area, being well placed for access onto Chatsworth Road and into the Town Centre and within Brookfield School catchment.

- End Terrace House
- Two Reception Rooms
- Three Bedrooms
- Off Street Parking
- Rear Porch with Laundry Room
- GCH & uPVC Double Glazing
- Kitchen
- Modern Family Bathroom
- Good Sized Rear Garden
- EPC Rating: C
- Cloaks/WC off

General

Gas central heating (Alpha Combi Boiler)
uPVC double glazed windows (except rear porch)
Gross internal floor area - 101.3 sq.m./1090 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Brookfield Academy Trust

On the Ground Floor

Entrance Hall

With wood laminate flooring, a built-in under stairs storage cupboard and staircase rising to the First Floor accommodation.

Living Room

14'0 x 12'0 (4.27m x 3.66m)
A delightful front facing reception room with wood laminate flooring.

Dining Room

15'2 x 12'0 (4.62m x 3.66m)
A generous second reception room having wood laminate flooring and coving to the ceiling.

Kitchen

13'3 x 5'11 (4.04m x 1.80m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include dishwasher, fridge, freezer, electric oven and 4-ring gas hob with glass splashback and extractor over.
Tiled floor.

Rear Porch

14'4 x 10'1 (4.37m x 3.07m)
Being of aluminium framed double glazed construction and having two sliding patio doors opening onto the rear patio.
Flagstone flooring.
Within the porch area there are two brick built stores, one currently used as a Laundry Room and the other as a Cloaks/WC

Laundry Room

Having space and plumbing for an automatic washing machine and space for a fridge or tumble dryer.

Cloaks/WC

Fitted with a 2-piece suite comprising corner wash hand basin and low flush WC.
Tiled floor.

On the First Floor

Landing

With loft access hatch having a pull down ladder giving access to a part boarded roof space with lighting.

Bedroom One

13'10 x 10'10 (4.22m x 3.30m)
A good sized rear facing double bedroom having an original picture rail, together with a range of fitted wardrobes with storage units above.

Bedroom Two

13'4 x 10'9 (4.06m x 3.28m)
A second good sized front facing double bedroom.

Bedroom Three

8'11 x 7'2 (2.72m x 2.18m)
A front facing single bedroom having a built-in double wardrobe and storage unit.

Family Bathroom

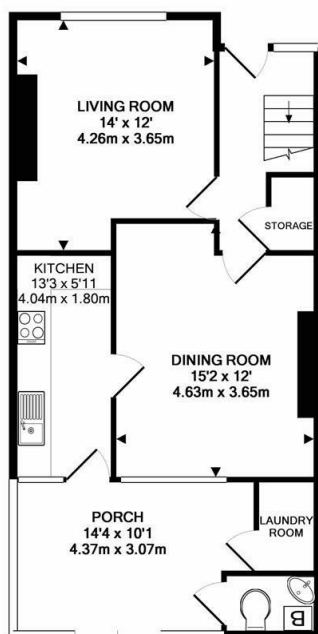
Being part tiled and fitted with a modern white 3-piece suite comprising panelled bath with glass shower screen and mixer shower over, semi inset wash hand basin with storage below and concealed cistern WC.
Chrome heated towel rail and tiled floor.

Outside

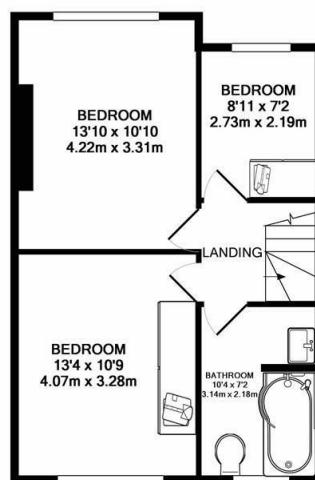
Double gates to the front of the property open onto a block paved drive providing off street parking. There is also a low maintenance pebbled garden.

The enclosed south east facing rear garden comprises a paved patio area, lawn with side border and raised garden pond. Beyond this there is a hardstanding with garden shed, having light and power, childrens chipped bark play area and decked seating area.





GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1090 SQ.FT. (101.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Academy Trust 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 Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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