



65 Park Road,
Chesterfield, S40 2LP

£165,000

W
WILKINS VARDY

£165,000

FOUR BED FAMILY HOME ON THE OUTSKIRTS OF THE TOWN CENTRE

This fantastic four bedroomed semi detached house offers a generous 1126 sq.ft. of accommodation, which includes a large open plan kitchen/diner, ground floor WC and a generous living room with conservatory off.

Situated on a corner plot at the end of this cul-de-sac position, the property is within walking distance from Queen's Park and only 0.9 miles away from the Town Centre.

- Semi Detached House
- Corner Plot
- Generous Living Room
- Dual Aspect Dining Kitchen
- uPVC Conservatory
- Four Good Sized Bedrooms
- Bathroom & Separate WC
- Off Street Parking
- Cul-de-Sac Position
- EPC Rating: D

General

Gas central heating (Baxi Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 104.6 sq.m./1126 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A uPVC double glazed entrance door opens into the ...

Entrance Hall

With staircase rising to the First Floor accommodation.
A door gives access into the Kitchen/Diner and a further door opens into the ...

Living Room

18'6 x 14'2 (5.64m x 4.32m)
A generous front facing reception room having a feature ornamental fireplace with marble inset and hearth.
A sliding patio door gives access into the ...

uPVC Double Glazed Conservatory

10'6 x 6'8 (3.20m x 2.03m)
Having a uPVC double glazed door opening onto the rear of the property.

Dining Kitchen

21'10 x 10'11 (6.65m x 3.33m)
A generous dual aspect room, being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces, including an island unit.
Inset 1½ bowl single drainer ceramic sink with pull out hose mixer tap.
Integrated appliances to include a dishwasher, electric oven and 4-ring hob with stainless steel extractor over.
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.
Useful built-in under stair store.
Tiled flooring.

Rear Entrance Hall

Having a uPVC double glazed door giving access onto the rear of the property, whilst a further door opens into the ...

Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.
Tiled floor.

On the First Floor

Landing

Bedroom One

10'11 x 10'9 (3.33m x 3.28m)
A good sized front facing double bedroom having a built-in over stair store area with a door giving access to a built-in airing cupboard which houses the gas boiler.

Bedroom Two

11'0 x 10'4 (3.35m x 3.15m)
A good sized front facing double bedroom

Bedroom Three

10'11 x 7'10 (3.33m x 2.39m)
A rear facing double bedroom.

Bedroom Four

8'5 x 7'10 (2.57m x 2.39m)
A good sized rear facing single bedroom.

Bathroom

Being part tiled and fitted with a white 2-piece suite comprising of a panelled bath with electric shower over and pedestal wash hand basin.
Tiled floor.

Separate WC

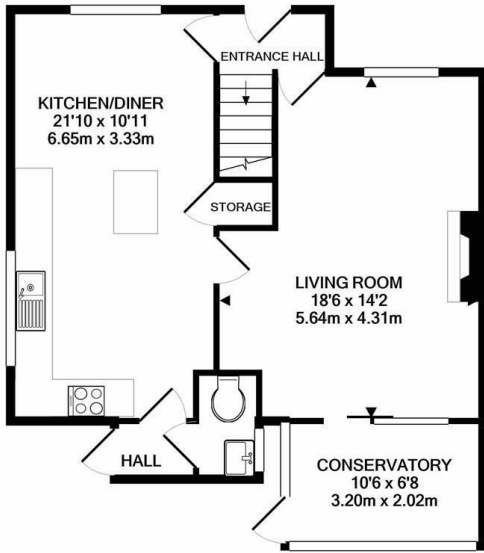
Having a tiled floor and fitted with a low flush WC.

Outside

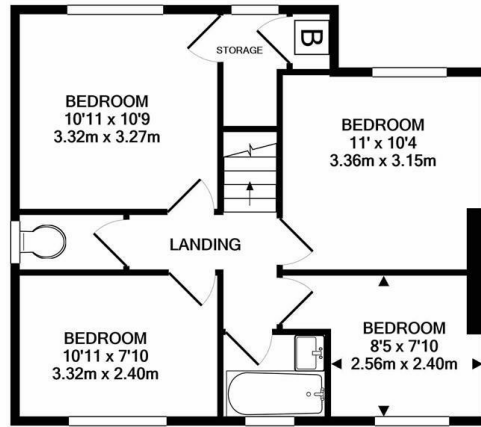
To the front of the property there is a concrete drive providing off street parking, decorative gravel bed and paved path leading to the front entrance door.

To the side and rear of the property there are lawned gardens and a brick built outhouse.





GROUND FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(57.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1126 SQ.FT. (104.6 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
Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(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		85
(81-91) B		
(69-80) C		
(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

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

RICS

Relocation agent network

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

School Catchment Areas

Whilst the property is understood to be in the Parkside Community School 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

wilkins-vardy.co.uk