



53 Coniston Road, Chesterfield, S41 8JE
£209,950



* THREE DOUBLE BEDROOMS * FAMILY BATHROOM/W.C * GROUND FLOOR CLOAKS/W.C. * SPACIOUS LOUNGE WITH BAY WINDOW * DINING KITCHEN TO REAR * LARGE DRIVEWAY SUITABLE FOR FOUR VEHICLES * QUIET LOCATION * CLOSE TO AMENITIES & FACILITIES * GOOD SIZED REAR GARDEN WITH OUTBUILDINGS

Nestled on Coniston Road in the charming town of Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The property boasts a large block-paved driveway, providing ample parking for up to two vehicles, ensuring ease of access at all times. The tiered rear garden is a standout feature, offering a spacious outdoor area that is perfect for al fresco dining or simply enjoying the fresh air. This garden is a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumbs.

Inside, the house is double glazed throughout, ensuring warmth and energy efficiency. A notable highlight is the loft conversion, which has transformed the upper level into an exceptionally spacious bedroom, providing a private retreat away from the main living areas.

The location is superb, with easy access to Chesterfield town centre and Sheffield city centre, making it ideal for commuters and those who enjoy the vibrancy of city life. The property is presented well and includes an outbuilding, perfect for additional storage needs.

This semi-detached home on Coniston Road is a fantastic opportunity for anyone looking to settle in a well-connected area while enjoying the comforts of a spacious family home. Don't miss the chance to make this lovely property your own.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

13'2" x 6'6" (4.03 x 2.00)
Spacious and welcoming Entrance Hallway which allows access to the First floor via stairs, Living Room and WC.

Ground Floor WC

Located on the ground floor and has tiled flooring and walls. There is a double glazed window with exposed glass and radiator. On offer is a low flush WC and wash basin with storage below.

Living Room

12'2" x 13'5" (3.73 x 4.10)
The Living Room is located to the front of the property. It has wood effect laminate flooring and a large double glazed bay window with radiator below. Access is given to the Kitchen Diner.

Kitchen Diner

8'9" x 13'5" (2.68 x 4.10)
Located to the rear, the Kitchen Diner has wood effect flooring, a large double glazed radiator, a double radiator and uPVC door leading out to the rear garden. It has ample wall and base units incorporating a large worktop and single circular sink with mixer tap over and drainer. There is an integrated electric oven with gas hob and extractor fan above, including space and plumbing for a washing machine and dishwasher. There is also a pantry on offer for extra storage.

FIRST FLOOR

Landing

15'8" x 6'3" (4.78 x 1.93)
The Landing is carpeted and has a double glazed window and provides access to the Bathroom and three bedrooms.

Bedroom One

10'7" x 13'6" (3.25 x 4.14)
A spacious double located to the front of the bedroom. It has carpeted flooring and a large double glazed window with radiator below. There is also a built in storage cupboard.

Bedroom Two

10'4" x 13'5" (3.16 x 4.10)
This is a further double sized bedroom located to the rear which has carpeted flooring and a double glazed window with radiator below. A further storage cupboard/wardrobe is also here.

Bathroom

5'4" x 6'3" (1.63 x 1.93)
The Bathroom has tiled flooring and walls, a large double glazed window with exposed glass and a heated towel rail. There is a three piece suite in white which includes a low flush WC, pedestal wash basin and bath tub with shower over.

SECOND FLOOR

Bedroom Three

15'2" x 19'8" (4.64 x 6)
An extremely spacious double bedroom with carpeted flooring, radiator and 4 double glazed Velux Windows.

EXTERNAL

Front

To the front of the property there is a large block paved driveway which can accommodate four vehicles and leads to a side gate which provides access to the rear garden.

Rear Garden

A large rear garden with good sized Indian stone patio and lawned areas suitable for the safe enjoyment of families and pets. There are two useful outbuildings comprising of a sectional metal garage approx 14' x 12' (not measured) along with a timber garden shed 10' x 12' (not measured).

The rear garden occupies a lovely aspect which is not overlooked.

Tenure

The property is understood to be Freehold.

EPC

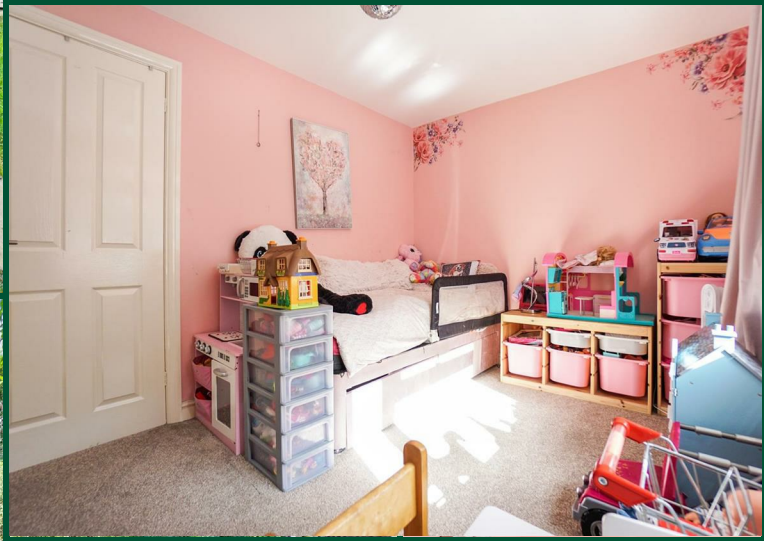
EPC Rating D/68

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Rachael Grange 07712 289243 | 01246 232156 | rachael@wtparker.com

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Total area: approx. 107.8 sq. metres (1159.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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



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