



16 Dovedale Avenue, Inkersall, Chesterfield, S43 3HT
£140,000



****GUIDE PRICE £140,000 TO £150,000****

Welcome to Dovedale Avenue, Inkersall, Chesterfield - a charming semi-detached house brimming with potential! This property boasts two reception rooms, three bedrooms, and a bathroom, offering ample space for a comfortable living experience. Although in need of a full renovation, this house presents a fantastic opportunity to create your dream home.

With spacious interiors throughout, you have the freedom to design and tailor each room to your liking. The property features both front and rear gardens, perfect for enjoying the outdoors and creating your own green oasis. Additionally, the convenience of off-street parking adds to the appeal of this promising abode.

Imagine the possibilities that await in this property - from envisioning the layout of the reception rooms to transforming the bedrooms into cosy retreats. Don't miss out on the chance to turn this diamond in the rough into a shining gem. Embrace the challenge of renovation and unlock the hidden beauty of this spacious semi-detached house in a desirable location.

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

9'1" x 6'1" (2.78 x 1.87)

uPVC front door and providing access to the first floor via stairs, Kitchen and Living and Dining Room.

Living Room

9'1" x 12'7" (2.78 x 3.84)

A spacious Living Room located to the front of the property. It has carpeted flooring, radiator and double glazed window.

Dining Room

13'4" x 11'5" (4.08 x 3.50)

The Dining Room is located to the rear of the property and has double glazed sliding doors leading to the rear garden, carpeted flooring, fireplace and radiator.

Kitchen

13'4" x 7'2" (4.08 x 2.19)

The Kitchen is also located to the rear of the property. It has ample wall and base units incorporating a good sized worktop, single sink and drainer with mixer tap, radiator, double glazed window and pantry located beneath the stairs. There is also access out to the side of the house via a uPVC double glazed door.

FIRST FLOOR

Landing

8'10" x 6'10" (2.70 x 2.09)

This is carpeted, has a double glazed window and provides access to all three bedrooms and the Bathroom.

Bedroom One

10'10" x 12'0" (3.31 x 3.67)

A spacious double bedroom located to the front of the property with carpeted flooring and a large double glazed window with radiator below.

Bedroom Two

11'10" x 10'9" (3.62 x 3.28)

A further spacious double bedroom located to the rear of the property which has carpeted flooring and a large double glazed window with radiator below.

Bathroom

5'5" x 8'0" (1.67 x 2.46)

Located to the rear, it has a low flush WC, pedestal wash basin and bath tub.

Bedroom Three

8'0" x 8'10" (2.46 x 2.71)

A good sized single bedroom located to the front of the property. It has carpeted flooring and a double glazed window with radiator below.

EXTERNAL

Front Garden

The front of the property is mostly laid to lawn and boasts a driveway which could accommodate 2 vehicles. There is access into the property via the front door and also the side of the property.

Rear Garden

The rear garden is fully enclosed with a hedge boarder. It is mainly laid to lawn.

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions

should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

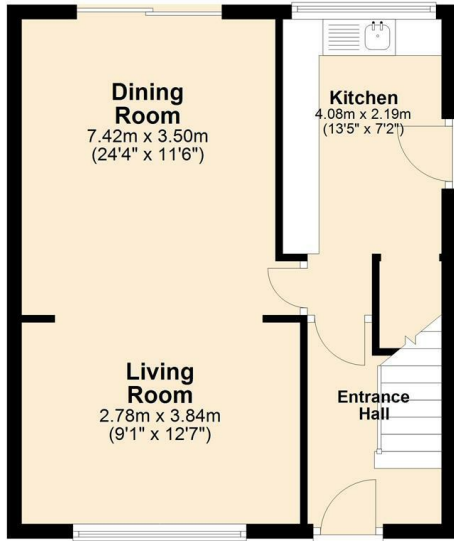
6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.



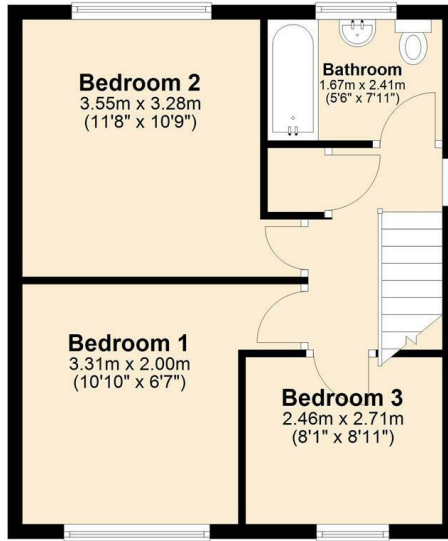
Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Total area: approx. 86.9 sq. metres (934.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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



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