



81 Foljambe Road, Chesterfield, S40 1NJ
£175,000



* PERIOD SEMI-DETACHED HOUSE * TWO/THREE BEDROOMS * LOUNGE WITH FRONT ASPECT * SEPARATE DINING ROOM WITH LOG BURNER * MODERN BREAKFAST KITCHEN WITH DOOR TO OUTSIDE * TWO BEDROOMS (ONE OCCASIONAL) & BATHROOM TO THE FIRST FLOOR * FURTHER DOUBLE BEDROOM TO THE SECOND FLOOR * GAS CENTRAL HEATING * DOUBLE GLAZED WINDOWS & DOORS * GARDENS TO FRONT & REAR

Occupying a central and highly convenient location, this traditional semi-detached house boasts an exceptionally well-proportioned living space which will undoubtedly appeal to a variety of potential buyers. The property has been well-maintained throughout and briefly comprises: lounge with front aspect and stripped floorboards, inner lobby with stairs to first floor accommodation, dining room with log burning stove and breakfast kitchen enjoying a rear aspect. To the first floor there is a lovely master bedroom to the front elevation, further 'through-bedroom' to the rear which gives access to a modern bathroom and has stairs to the second floor where another delightful bedroom is situated.

Externally, there is a forecourt garden to the front elevation and further garden offering a secure area for children and pets.

It is also worth noting that the property benefits from gas fired central heating and double glazed windows and doors.

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



GROUND FLOOR ACCOMMODATION

Lounge

11'10" x 11'8" (3.63m x 3.58m)

A welcoming reception room which has double glazed door and window to front elevation and radiator.

Inner Lobby

With stairs to first floor accommodation.

Dining Room

11'10" x 11'10" (3.63m x 3.63m)

A delightful second reception room which links the lounge and kitchen and has a feature chimney breast with inset log burning stove. Also having understairs storage cupboard, double glazed window to rear elevation and radiator.

The dining room opens up to:

Breakfast Kitchen

12'9" x 7'6" (3.91m x 2.31m)

A good sized breakfast kitchen which enjoys a rear aspect and has a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap. Also having built-in electric oven with ceramic hob and extractor canopy over, space and plumbing for washing machine, space for larder fridge freezer, ceramic tiled splashbacks, wall mounted gas central heating boiler, double glazed windows to side and rear elevations, radiator, double glazed door to outside.

FIRST FLOOR ACCOMMODATION

Landing

Leading off to:

Bedroom One

11'10" x 11'10" (3.63m x 3.63m)

A lovely bright room which has double glazed window to front elevation, large over stairs storage cupboard and radiator.

Bedroom Two/Study

12'0" x 11'10" (3.66m x 3.61m)

A good sized room which is currently used as a study and has double glazed window to front elevation, radiator, stairs to second floor with useful alcove below, radiator, and door leading to:

Bathroom

Having been fitted with a modern suite comprising panelled bath with shower and screen over, low flush w.c., vanity unit with inset wash basin and drawers below, ceramic wall tiling, double glazed window to rear elevation and heated towel rail.

SECOND FLOOR ATTIC

Attic Bedroom Three

15'7" x 10'11" (4.75m x 3.33m)

A great addition to the property, this bedroom offers a lovely bright space with double glazed dormer window to rear elevation, eaves storage and radiator.

Outside

To the front of the property there is a forecourt garden and steps leading to the front door.

The rear garden offers raised flowers beds and patio areas and a sizeable outside store which has been reroofed and offers a very versatile and useful space for storage or conversion to office/workshop space. The property also has the benefit of having a right of

way over the neighbouring property for wheelie bins etc but there is no right of way granted to neighbours over the garden of the subject property.

Tenure

The Property is understood to be freehold

Council Tax Banding

Band A - Chesterfield Borough Council

Viewing Arrangements

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

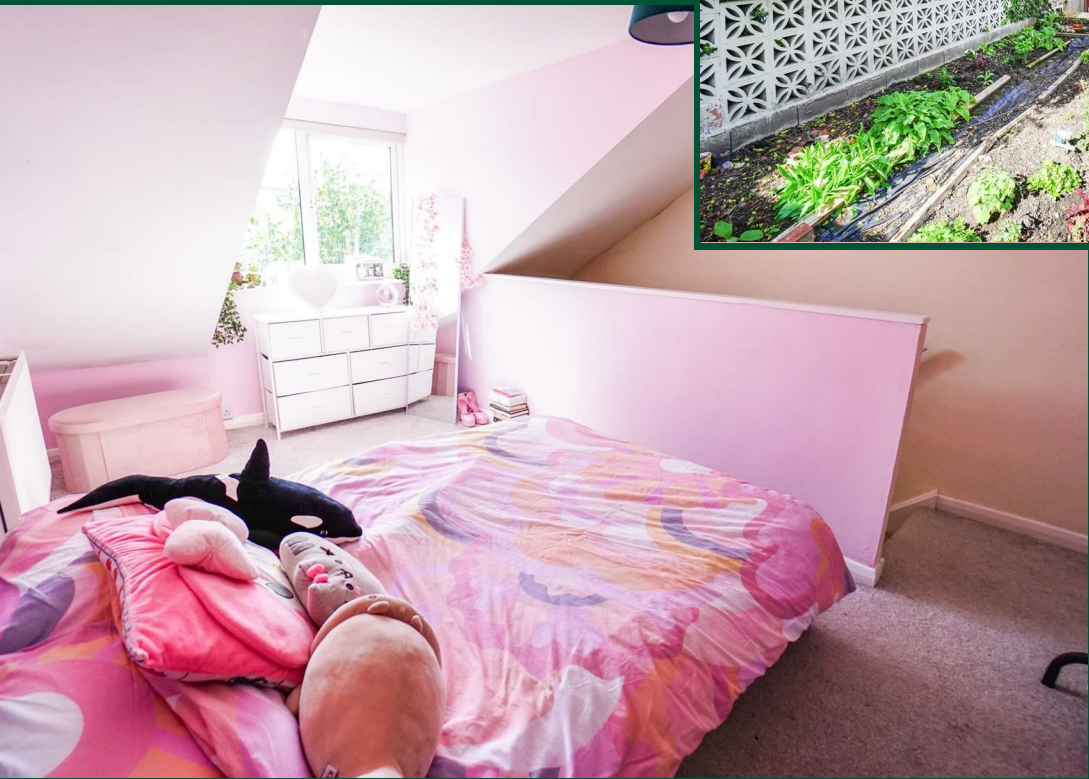
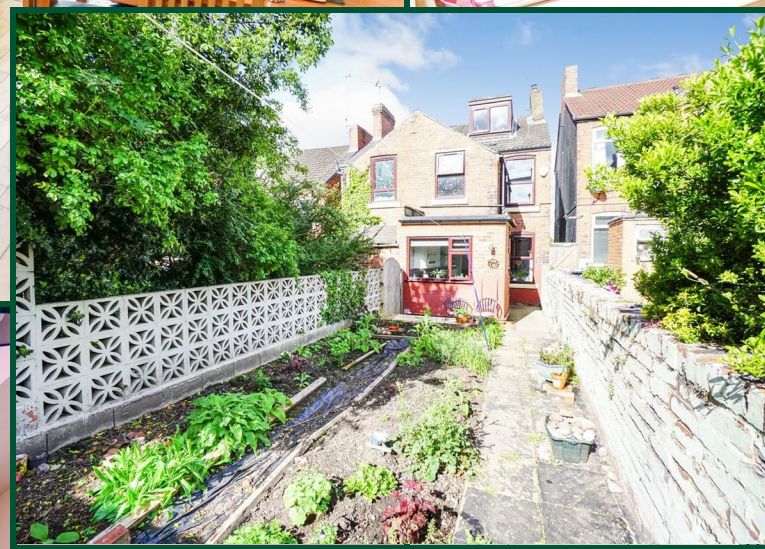
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EPC

The Property Has an EPC Rating of D/56

Location

The site is positioned within easy walking distance of the town centre which boasts an array of facilities to include excellent public transport links.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(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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