



£210,000

Windermere Road, Chesterfield S45 9EP

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Wonderful Plot
- Perfect For Access to M1 & Chesterfield
- Walking Distance To All Local Amenities
- Driveway For Numerous Vehicles
- Detached Garage
- Modern Kitchen & Bathroom
- Enquire Now!
- Stunning Rear Garden

## Property Description

Derbyshire Properties are pleased to present this semi detached home on impressive plot within walking distance of Clay Cross town centre. Ideal for young families and first time buyers, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this semi detached home on impressive plot within walking distance of Clay Cross town centre. Ideal for young families and first time buyers, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Lounge, Dining Area, Kitchen & Conservatory to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the home boasts a wonderful plot with gated driveway for numerous vehicles to the front and side elevation accessing detached garage which is fitted with light, power and accessed via up and over door. The rear enclosed garden is a superb space with large entertaining patio accessed via French doors from the house. Reaching lawned space extends to the bottom of the garden where timber fencing secures the area. The garden is a fantastic environment for hosting or relaxing as mature shrubbery offers a great deal of privacy.

Entrance Hallway

Living Room

6.00m x 3.77m (19' 8" x 12' 4")

Kitchen

3.09m x 2.32m (10' 2" x 7' 7")

Conservatory

5.05m x 2.35m (16' 7" x 7' 9")

First Floor

Landing

Bedroom One

4.14m x 2.57m (13' 7" x 8' 5")

Bedroom Two

3.36m x 2.94m (11' 0" x 9' 8")

#### Bedroom Three

2.43m x 2.22m (8' 0" x 7' 3")

#### Bathroom

1.92m x 1.64m (6' 4" x 5' 5")

#### Outside

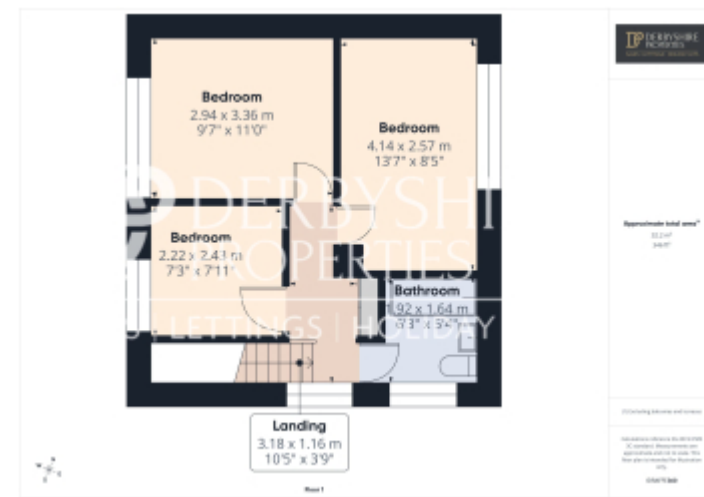
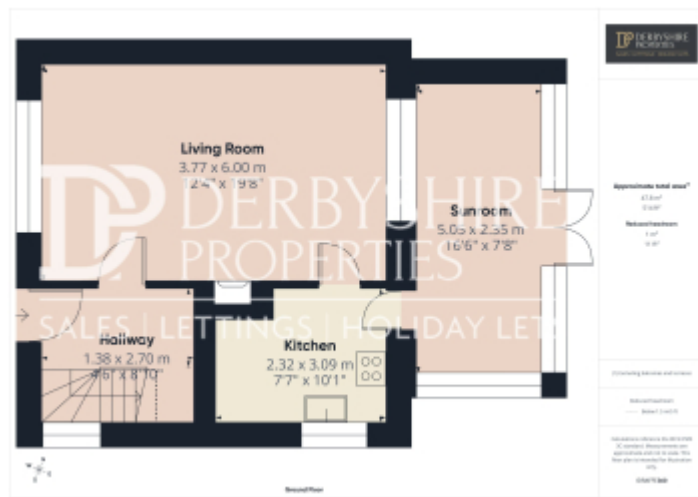
#### Council Tax

We understand that the property currently falls within council tax band B, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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