

**BOTHAMS
MITCHELL SLANEY**

Independent Estate Agents, Chartered Surveyors and Valuers



15 Glenfield Crescent Chesterfield, S41 8SF



An EXTENDED 1960S three bedroomed semi-detached house situated on a CORNER PLOT.

Offering a good range of accommodation and a generous garden to the rear.

Benefitting from NO ONWARD CHAIN.

Offers in the region of £175,000

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Please note - All measurements are approximate.

KEY FEATURES

- *Popular location and convenient for local amenities
- *Good school catchment for Outwood Academy
- *Spacious and well maintained accommodation throughout
- *uPVC double glazing and gas central heating
- *Through lounge dining room
- *Breakfast room/garden room
- *Three bedrooms
- *Family bathroom
- (*Off-road parking
- *attached single garage
- *Large rear garden

A composite front entrance door with decorative glazed panels and uPVC double glazed side window opens into the

ENTRANCE HALL

With stairs rising to first floor. Central heating radiator, ceiling light point. A useful understairs storage cupboard. Doors radiate off and lead to

BREAKFAST ROOM/GARDEN ROOM

Having uPVC double glazed sliding patio doors to the rear aspect which open out to a patio/garden area. Central heating radiator, ceiling light point. A useful built-in cupboard provides additional storage space.

KITCHEN

A good sized kitchen having uPVC double glazed windows to rear and both side elevations, affording lots of natural light into the kitchen. The kitchen is comprehensively fitted with a range of wall and base storage cabinets with under lighting. A stainless steel sink inset with matching drainer and swan neck mixer tap, complementary tiled splash backs, a roll top laminate work surface. Built-in cooking facilities comprise of an electric oven with a separate four ring gas burning hob over with an extractor fan above. Wood flooring, ceiling light, space and plumbing for washing machine, space for under counter fridge and space for under counter freezer. A uPVC double glazed exit/entry door giving access to the rear of the property.

KITCHEN

THROUGH LOUNGE DINING ROOM

Having a uPVC double glazed window to front aspect. The focal point of the lounge area is an Adams style fire surround with marble inset and matching hearth, accommodating a living flame coal electric fire, dado rail, coving to ceiling, ceiling rose, ceiling light point, central heating radiator. An archway leads through to a

DINING AREA

Having a uPVC double glazed window to rear aspect. Ample space for dining table and chairs and other occasional furniture. Coving to ceiling, ceiling rose, ceiling light point, dado rail, central heating radiator.

FIRST FLOOR

LANDING

Having a uPVC double glazed window to side aspect. Access to roof space via the loft hatch, ceiling light point.

Doors radiate off and lead to

BEDROOM ONE

Having a uPVC double glazed window to front aspect. The bedroom has fitted wardrobes with dressing table inset to one wall. Coving to ceiling, ceiling light point, central heating radiator.

BEDROOM TWO

Having a rear facing uPVC double glazed window. Useful built-in cupboard providing useful storage space. Central heating radiator, ceiling light point, wall light point.

BEDROOM THREE

Having a front facing uPVC double glazed window. Central heating radiator, ceiling light point, wood effect laminate flooring

COMBINED BATHROOM/WC

The bathroom is fitted with a panelled bath with a mains shower unit over. Pedestal wash hand basin low flush wc. Built-in cupboards provide useful storage space. Tile effect vinyl floor covering, fully tiled walls with decorative tile inset and border, ceiling light point.

OUTSIDE

A forecourt lawn with established borders to the front of the property. A driveway provides off-road parking and leads to an attached brick built single garage with up-and-over aluminium garage door and side obscured glasswork window and personnel door at the side into the garage. The garage benefits from power and light and accommodates the combi central heating boiler. Benefitting from a side door.

REAR GARDEN

A very generously proportioned rear garden comprising of a patio seating area, established lawns with established borders, a pergola with seat under, two timber garden sheds and a glazed greenhouse at the top of the garden. Wishing well, established fruit trees and a vegetable plot. Decorative pebbled area provides additional seating spot to enjoy al fresco dining/relaxing and entertaining. The property benefits from exterior lighting and outside water tap.

GARDEN

EPC

FINANCIAL ADVICE

Bothams Mitchell Slaney introduces to St. James's Place Wealth Management plc which is authorised and regulated by the Financial Services Authority. They can provide you with Financial Solutions for, Mortgages, Investment, Inheritance Tax Planning etc. Peter Boardman, St. James's Place Partnership office 01246 559616, mobile 07836 241900 or email: peter.boardman@sjpp.co.uk.

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