



- Semi Detached
- Three Bedrooms
- Well Presented Accommodation
- GCH

## 52 Curbar Curve, Inkersall, Chesterfield, Derbyshire, S43 3HZ

Offers In Region Of £152,500

Andersons are delighted to offer for sale this well presented and well proportioned 3 bedroom semi-detached home. The property is situated within a popular residential area and has great access to local amenities, shops, schools and major road networks. The property is presented to a high standard and benefits from a modern kitchen and stylish bathroom, uPVC double glazing, gas fired central heating, off road parking and large gardens.

The accommodation comprise: Entrance Hall, Dining Room, Spacious Living Room, Fitted Kitchen, First Floor Landing, Three Bedrooms and a modern Family Bathroom. To the front of the property is a low maintenance gravelled garden. A driveway provides car standing space, which in turn leads to a car port. A gate to the rear of the car port leads past useful outbuildings, through a courtyard seating area and onto a large enclosed low maintenance garden with substantial shed.





## Property Description

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### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

A welcoming reception area with a timber entrance door, laminate flooring and a built-in storage cupboard, which houses the gas and electricity meters.

##### DINING ROOM

12' 4" x 9' 1" (3.78m x 2.77m)

A formal dining room which benefits from a front facing uPVC double glazed window and a central heating radiator.

##### LIVING ROOM

13' 1" x 11' 3" (3.99m x 3.43m)

A good sized living room, having a feature fireplace with a multi fuel stove and slate hearth, a central heating radiator, laminate flooring and a rear facing uPVC double glazed window which overlooks the pleasant rear garden.







#### KITCHEN

9' 10" x 7' 4" (3.00m x 2.26m)

With a fitted range of light beech effect units above and below roll top work surfaces with complementary tiled splash backs and incorporating a single bowl stainless steel sink with mixer tap. There is space and plumbing for an automatic washing machine, space for a fridge freezer, laminate flooring, rear facing uPVC double glazed window, a central heating radiator and a side entrance door.

There is also a useful under stairs pantry providing ample storage space.

#### FIRST FLOOR

##### LANDING

With loft access hatch, a side facing uPVC double glazed window and a built-in airing cupboard housing the hot water tank.

##### BEDROOM ONE

11' 8" x 10' 4" (3.58m x 3.15m)

Having a rear facing uPVC double glazed window with far reaching views over gardens and onto open countryside, fan light and a central heating radiator.

##### BEDROOM TWO

10' 9" x 10' 0" (3.28m x 3.07m)

With a front facing uPVC double glazed window, a fan light and a central heating radiator.

##### BEDROOM THREE

7' 10" x 8' 9" (2.39m x 2.69m)

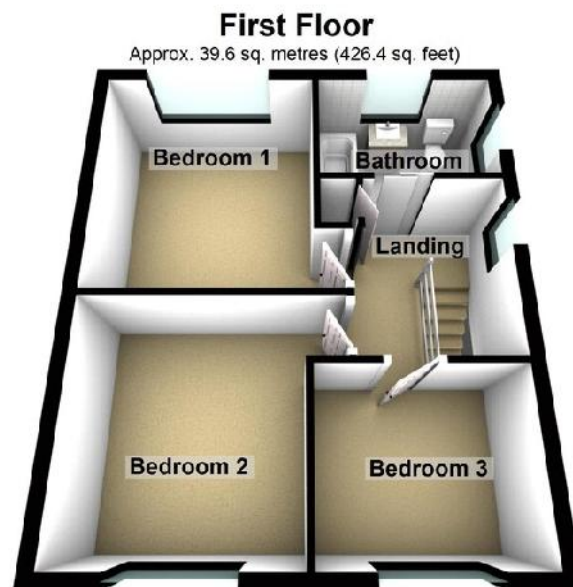
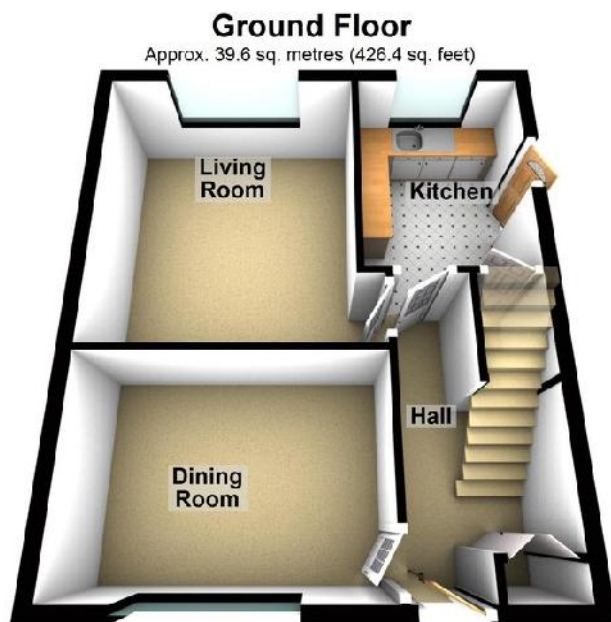
With a front facing uPVC double glazed window and a central heating radiator.

##### FAMILY BATHROOM

8' 5" x 5' 6" (2.59m x 1.68m)

Being fitted with a modern, white three piece suite comprising of a panelled bath with electric shower over, free standing vanity wash hand basin and low flush WC. There is vinyl flooring, ceramic tiled walls, a central heating radiator and side and rear facing uPVC double glazed windows





Total area: approx. 79.2 sq. metres (852.8 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.

## OUTSIDE

To the front of the property sees is a driveway which provides off road parking and in turn leads to a car port. There is also a low maintenance, decorative gravel garden.

To the side of the property there is a covered 'courtyard' area, ideal for sitting out with two brick outhouses.

## OUTHOUSE ONE

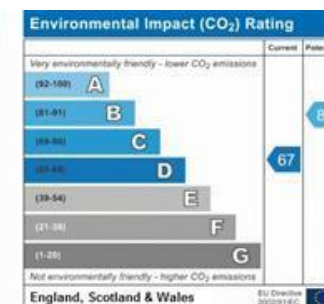
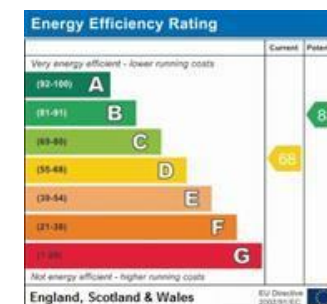
6' 2" x 5' 6" (1.89m x 1.69m)

Having light and power, a toilet and space and plumbing for an automatic washing machine and space for a tumble dryer.

## OUTHOUSE TWO

Providing useful storage space.

To the rear of the property is a good sized low maintenance garden with decorative slate and pebbled areas with a block paved path which leads to two garden sheds.



Andersons, 63 Middlewood Road,  
Hillsborough, Sheffield, S6 4GW

www.estateagentsheffield.co.uk  
0114 283 4050  
sales@andersons-ea.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements