



## 205 Ashgate Road, Ashgate, Chesterfield, S40 4AP

Offers Around £279,950

- Semi Detached House
- Part Modernised
- Two Reception Rooms
- THREE Bedrooms
- Garden to Rear
- Popular Location
- Spacious Living Accommodation
- Kitchen
- Family Bathroom
- Driveway Parking

# 205 Ashgate Road, Chesterfield S40 4AP

A spacious and attractive Traditional Bay Fronted THREE Bedroom Semi Detached Home, ideally positioned in a sought after location, offering a perfect blend of character, space, and with excellent potential!

The property provides generous accommodation throughout, with a welcoming entrance hall leading to well proportioned living spaces ideal for both family life and entertaining. Upstairs, there are THREE good sized bedrooms along with a family bathroom and attic room, making the property well suited to first-time buyers, growing families, or those looking to upsize within a popular residential area.

The home has been part modernised, allowing buyers to enjoy updated features, while still offering scope to personalise and add further value.

Outside, this property benefits from a private rear garden, ideal for outdoor dining and relaxation, along with off-street parking to the front. Ashgate Road is renowned for its excellent access to highly regarded schools, local amenities, green spaces, and commuter links, as well as being within easy reach of Chesterfield town centre.

A fantastic opportunity to secure a characterful home in one of Chesterfield's most desirable locations and an early viewing is strongly advised!

Total floor area; 132.8Sq.M / 1429 Sq.Ft



Council Tax Band: C



## **Entrance Hall**

### **Lounge**

15'7" x 12'11"

### **Dining Room**

12'11" x 12'11"

### **Kitchen**

16'4" x 10'6"

## **First Floor - Landing**

### **Bedroom**

16'4" x 10'9"

### **Bedroom**

13'2" x 10'2"

### **Bedroom**

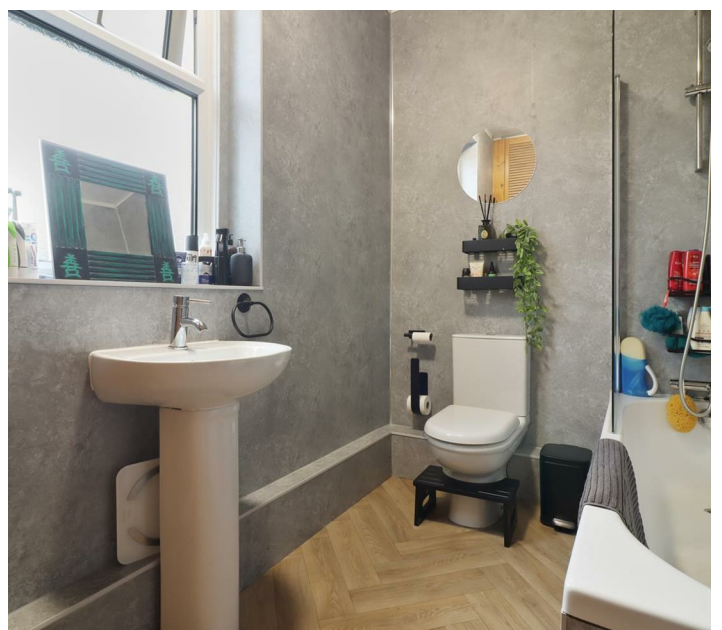
9'11" x 7'5"

### **Bathroom**

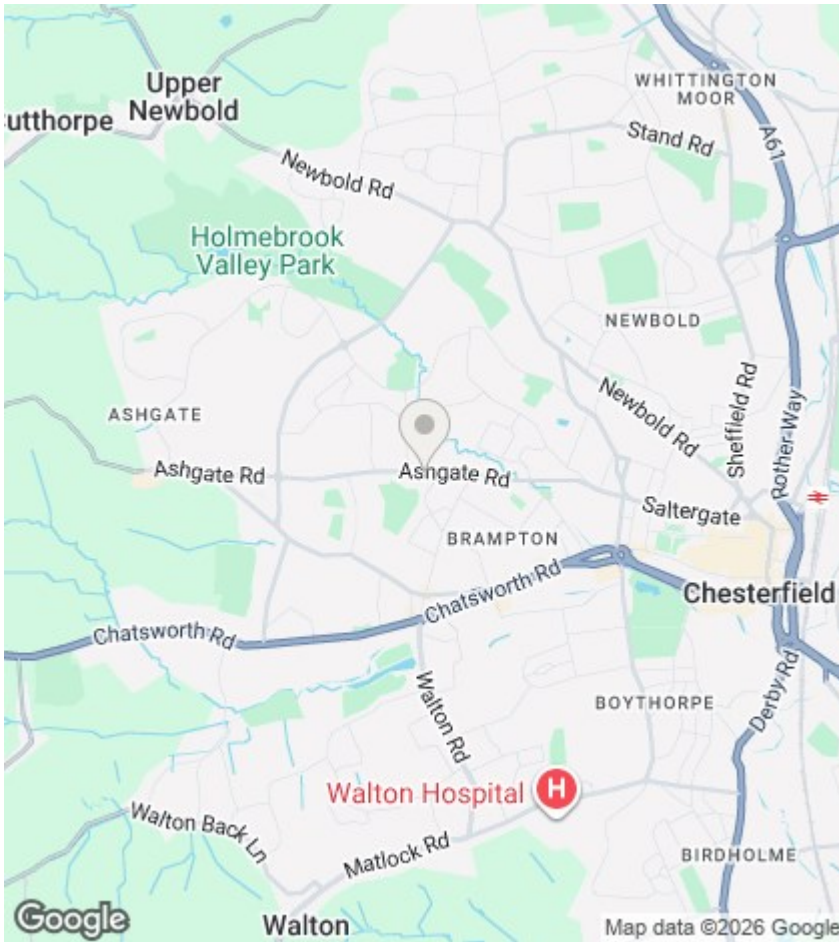
8'7" x 6'0"

### **Attic Room**

15'1" x 11'10"







## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## EPC Rating:

D

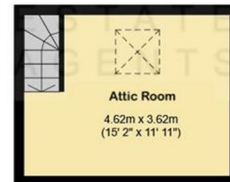
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Floor area 62.0 sq.m. (668 sq.ft.)



**First Floor**  
Floor area 54.1 sq.m. (582 sq.ft.)



**Second Floor**  
Floor area 16.7 sq.m. (180 sq.ft.)

Total floor area: 132.8 sq.m. (1,429 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io