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1 Farndale Avenue, Chesterfield, S42 7NL

Offers Around £190,000

- Sought After Location
- Kitchen/ Diner With Integrated Appliances
- Private Garden
- Brookfield Community School Catchment Area
- Ideal For First Time Buyers
- Two Bedrooms
- Attached Garage
- Driveway Offering Off Street Parking
- Convenient Access To The Peak District
- No Upward Chain!

Unit 11, The Glass Yard Sheffield Road, Chesterfield, Derbyshire, S41 8JY
01246 275 559
enquiries@limeliving.co.uk
limeliving.co.uk

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Nestled within the charming residential area of Walton, this well-maintained two-bedroom terraced home offers practical accommodation throughout, together with the added benefit of a garage and driveway parking.

The ground floor comprises a welcoming porch, lounge, kitchen/ diner with integrated appliances and a attached garage which provides great space for storage or extra parking.

To the first floor, there are two bedrooms comprising a generous double bedroom and a smaller second bedroom ideal as a guest room, nursery, or home office. Completing the accommodation is a contemporary shower room fitted with a three-piece suite.

Externally, the property benefits from a driveway provides ample off-road parking and a well-sized, private garden to the rear.

Perfectly positioned close to local amenities and Brookfield Community School, whilst also just a short drive from the beautiful Peak District, this property would make an ideal purchase for first-time buyers, downsizers, and small families.

Viewing Strictly By Appointment Only!

Total Floor Area- 54.04 sq.m. / 580 sq.ft.

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580.00 sq ft

Council Tax Band: B







Porch

Lounge
14'7" x 11'4"

Kitchen/ Diner
15'3" x 7'6"

Garage
15'1" x 8'1"

Bedroom
11'7" x 10'9"

Bedroom
8'9" x 7'8"

Shower Room
6'6" x 5'5"

AML
We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20
Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

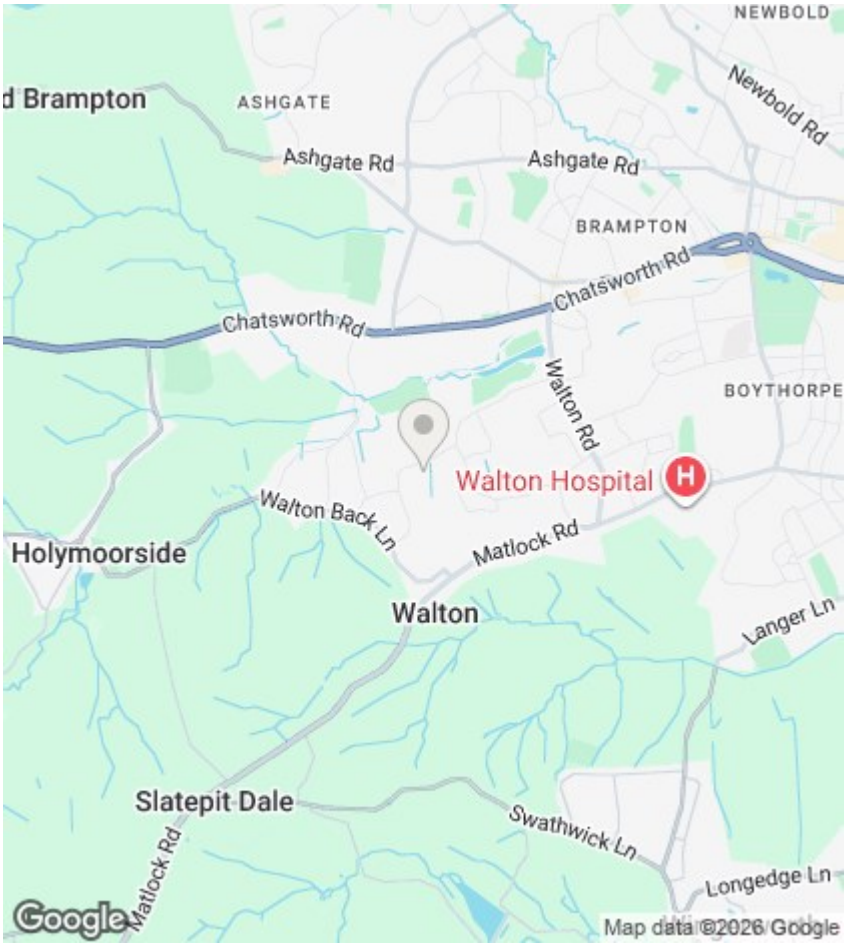
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.









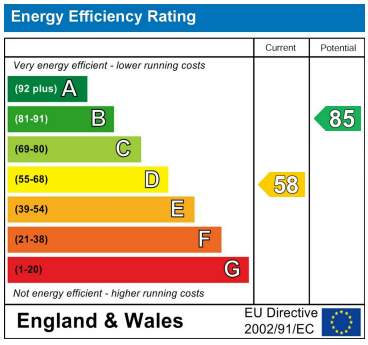
Directions

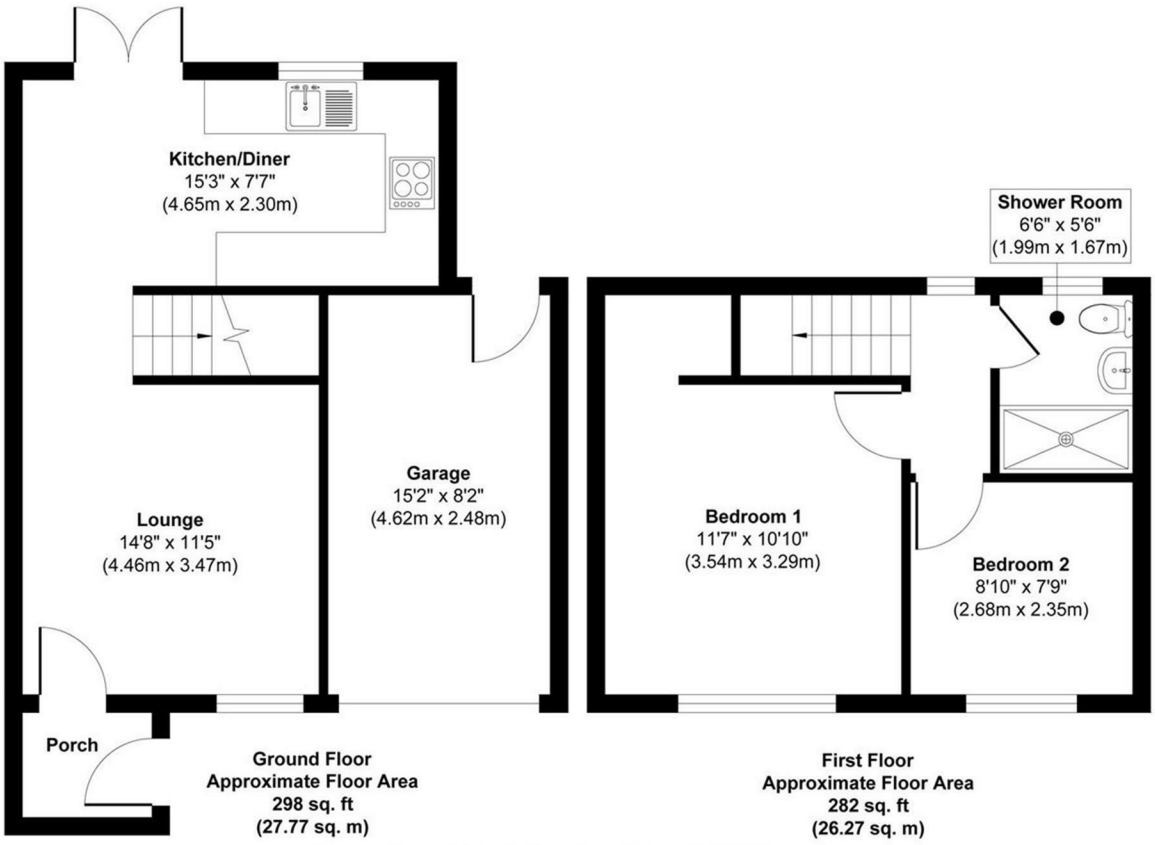
Viewings

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

EPC Rating:

D





Approx. Gross Internal Floor Area 580 sq. ft / 54.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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