



## 8 Ardsley Road, Chesterfield, S40 4DG

Offers Around £245,000

- Detached Corner Plot Family Home
- Two Reception Rooms
- Bathroom & Sep WC
- NO CHAIN!
- Popular Location
- Fitted Kitchen
- Drive & Garage
- Requires Modernisation
- THREE Bedrooms
- Gardens to Front, Side & Rear

# 8 Ardsley Road, Chesterfield S40 4DG

For Sale with NO Upward Chain is this Corner Plot THREE Bedroom Detached House!

This property offers an exciting opportunity for buyers looking to take on a refurbishment project and create a home tailored to their own style and needs.

Situated in one of Chesterfield's most sought after residential areas, this property is located within easy reach of local amenities, reputable schools, transport links and Chesterfield town centre, making this property perfect for convenient family living.

The living accommodation comprises of: Porch, Entrance Hall, Lounge, Dining Room, Kitchen, THREE Bedrooms, Bathroom & Separate WC Room.

Outside with corner plot gardens, drive and a detached garage.

Total floor area 103 sqm / 1109 sq ft

Viewing is Strictly By Appointment Only!



Council Tax Band: C



### **Entrance Porch**

### **Hall**

### **Lounge**

20'1" x 11'6"

### **Dining Room**

10'6" x 8'8"

### **Kitchen**

11'11" x 9'0"

### **First Floor - Landing**

### **Bedroom**

13'11" x 11'6"

### **Bedroom**

12'10" x 11'7"

### **Bedroom**

8'6" x 6'11"

### **Bathroom**

### **Separate WC**

### **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.

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.

Due to the circumstances of this sale, the selles are unable to complete the property information questionnaire.

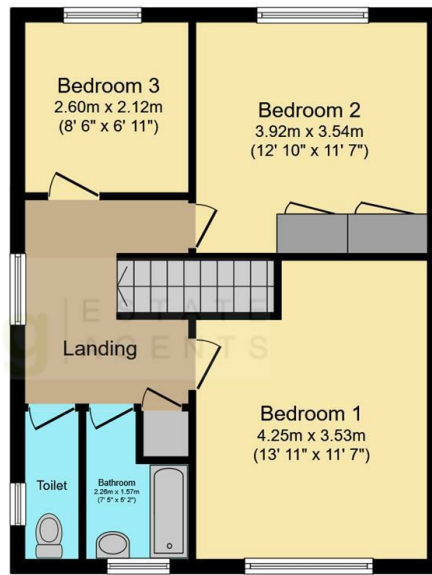
Prospective purchasers are advised to make their own inquiries and investigations before making an offer.







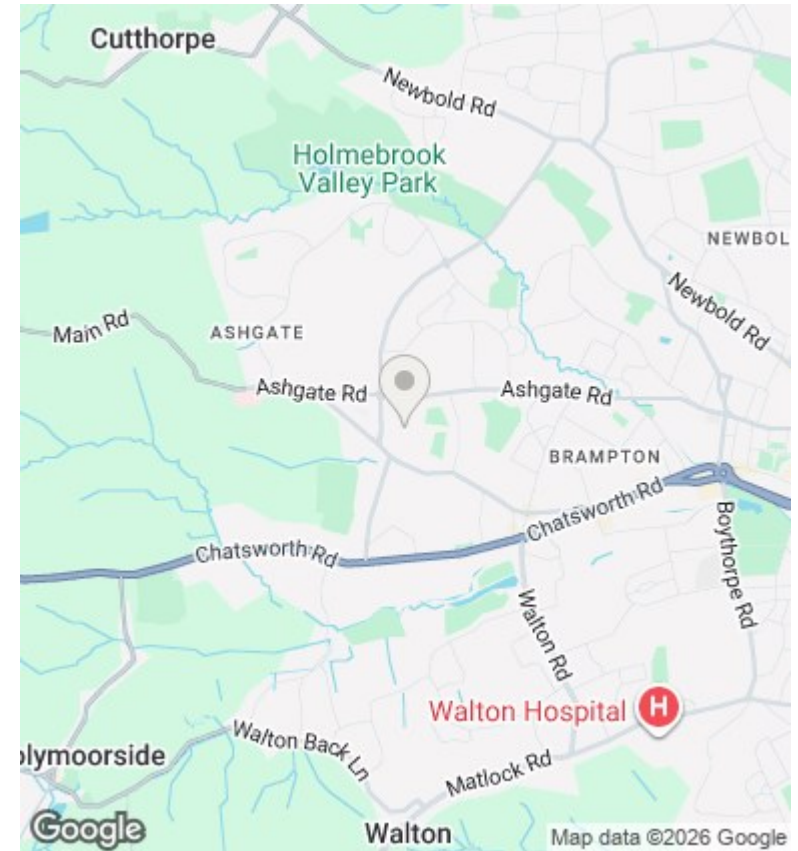
**Ground Floor**  
Floor area 53.0 sq.m. (570 sq.ft.)



**First Floor**  
Floor area 50.1 sq.m. (539 sq.ft.)

Total floor area: 103.0 sq.m. (1,109 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



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	