



- GREAT STARTER HOME
- TWO BEDROOMS
- MID TERRACED HOUSE
- IN NEED OF SOME MODERNISATION

Chesterfield Road, North Wingfield, Chesterfield, S42 5LF

£85,000

NO CHAIN \* This two bed mid terraced house is now available to view. The ground floor offers two reception rooms with a kitchen to the rear. The first floor has two bedrooms and the bathroom. To the front is a small garden whilst the rear provides potential to convert some of the garden for parking.



## Property Description

### **LOUNGE**

11' 1" x 12' 4" (3.39m x 3.78m) The front UPVC door leads you straight into the lounge which has a chimney breast with an electric fire. There is also a UPVC window and a door leading to the dining room.

### **DINING ROOM**

12' 9" x 9' 4" (3.9m x 2.86m) This rear reception room is currently used as a dining area and as a sitting room. The focal point of the room is the gas fire on the chimney breast. There is a rear facing UPVC window and a door leading to the kitchen and one to the stairwell.

### **KITCHEN**

8' 0" x 6' 5" (2.44m x 1.96m) Fitted with a range of maple wood effect wall and floor mounted units with contrasting work surfaces. There is a slot in cooker, and one bowl stainless steel sink and drainer beneath the rear facing UPVC window. Space and plumbing for a washing machine next to the UPVC external door which leads into the Rear Porch.

### **REAR PORCH**

8' 0" x 5' 8" (2.44m x 1.73m) A rear porch with a UPVC door to the garden, a door to the kitchen and window.

### **LANDING**

Providing access to both bedrooms, the bathroom and the loft.

### **BEDROOM 1**

11' 1" x 12' 4" (3.39m x 3.78m) A front facing bedroom with a UPVC window and a radiator to the wall.

### **BEDROOM 2**

12' 9" x 9' 4" (3.9m x 2.86m) This bedroom has the boiler built into a cupboard, a UPVC window to the rear and a radiator to the wall.





**BATHROOM**

The room is tiled to half height and has a white bath, white wash hand basin on pedestal and white WC. There is a UPVC window to the rear and a radiator to the wall.

**EXTERNAL**

The front of the property has a path to the front door and a small garden then the rear has a low maintenance garden. There is an option to the very rear of the garden to create some off road parking subject to necessary permission.

**MORTGAGES**

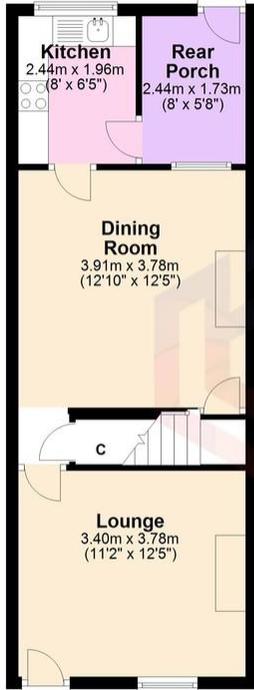
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**VIEWINGS**

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**Ground Floor**  
Approx. 41.1 sq. metres (442.8 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 77.7 sq. metres (835.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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