99 Portland Street, Clowne

£140,000

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99 Portland Street

Clowne, Chesterfield

Modernised three-bed mid-terrace with spacious living, dining room, stylish kitchen, two toilets, off-road parking, and central heating. Convenient location near amenities and transport links.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- MODERNISED TERRACED HOUSE
- THREE BEDROOMS
- SEPERATE DINING ROOM
- DOWNSTAIRS BATHROOM / 2nd TOILET UPSTAIRS
- REAR GARDEN WITH TIERED PATIO SEATING AREA
- DRIVEWAY TO REAR
- MORTGAGE ADVICE AVAILABLE

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Lounge
13' 2" x 11' 9" (4.02m x 3.59m)
Dining Room
11' 11" x 11' 9" (3.62m x 3.59m)

Kitchen
11' 9" x 6' 9" (3.58m x 2.07m)

Shower Room
The shower room is on the ground floor with a modernised double width shower enclosure , white WC and a white wash hand basin. There is a window to the side and a chrome ladder style radiator.

Landing
The landing provides access to all three bedrooms, the upstairs Wc and the loft.

Bedroom One
9' 10" x 11' 11" (3.00m x 3.62m)
Located at the front of the house this double bedroom is a lovely space to relax.

Bedroom Two
11' 11" x 8' 11" (3.62m x 2.71m)
A further double bedroom with a rear facing window.

Bedroom Three
5' 11" x 6' 9" (1.80m x 2.07m)
Currently set up as the nursery, the bedroom is at the rear of the main house.

Wc
Fitted with a white WC and a white wash hand basin there is a cupboard which houses the boiler.

GARDEN

From the path at the rear of the house, you cross a service road to the driveway, which has parking for one vehicle. Steps then lead up to a patio seating area, perfect to enjoy the summer rays then the lawned area is at the rear of the garden which makes it ideal for play in the enclosed rear garden.

DRIVEWAY

1 Parking Space

Driveway for one vehicle to the rear of the house.

Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)

First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)

Total area: approx. 74.7 sq. metres (804.0 sq. feet)

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Butlers Estate Agents Ltd, 60 High Street - S20 5AE

0114 247 4433 • info@butlers.co.uk • butlers.co.uk