



## Offers In The Region Of £199,950

- Popular location close to Chesterfield town centre
- Enclosed rear garden with stores for storage
- Gas central heating with a combi boiler
- Downstairs wc and storage
- Off street parking to the front and side of the property
- Generous bedroom sizes
- Close to local parks and Good local schools
- Lovely views over Chesterfield
- Modern kitchen with breakfast bar
- Well proportioned home

# 33 Edinburgh Road, Chesterfield S41 7HF



Council Tax Band: A





Welcome to this charming semi-detached house located on Edinburgh Road in the sought-after area of Newbold, Chesterfield. Situated close to Chesterfield town centre, you'll have easy access to a variety of local amenities including good schools and shops, making daily errands a breeze. The enclosed garden not only provides a private outdoor space but also offers picturesque views, creating a peaceful retreat right at your doorstep.

The property benefits from an open plan lounge dining area and modern kitchen complete with kitchen island, with a utility area complete with space for washing machine off the kitchen. With 3 spacious bedrooms and 2 bathrooms, this house offers ample space for a growing family or those who enjoy having extra room for guests. The property's layout is ideal for those looking for a comfortable and functional living space.

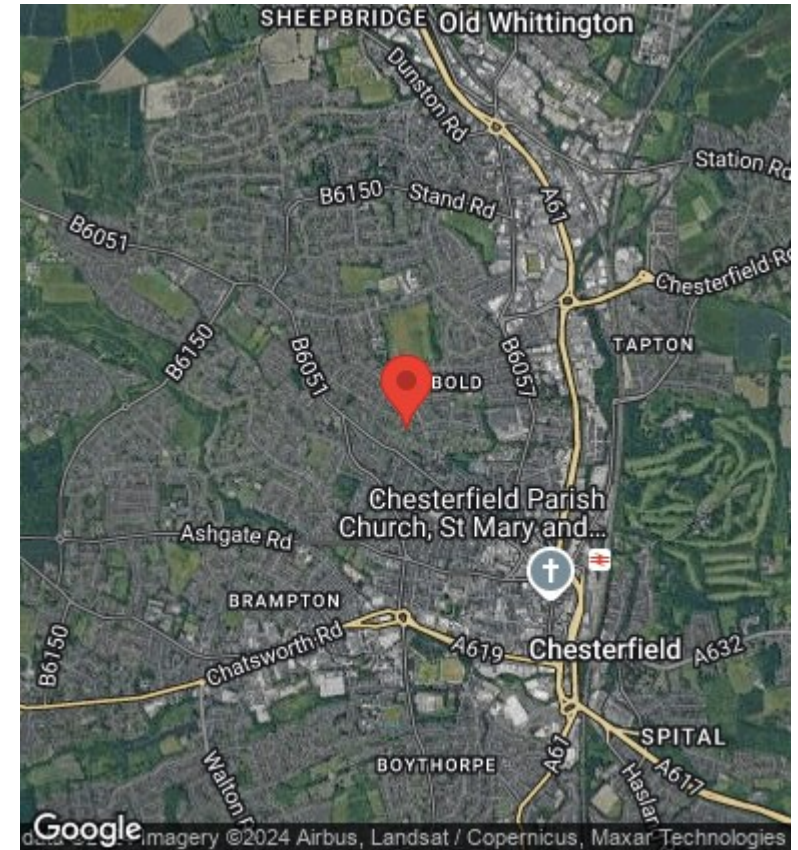
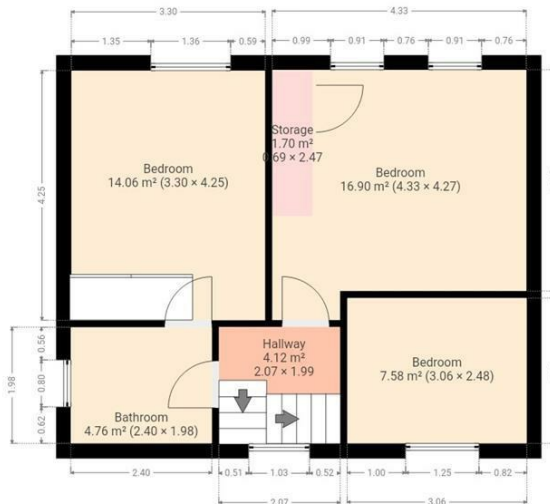
Additionally, the property features off-street parking, ensuring convenience for you and your visitors.

In conclusion, this lovely semi-detached house on Edinburgh Road is a fantastic opportunity for anyone looking to settle in a welcoming community with great amenities nearby. Don't miss out on the chance to make this house your home - viewing is highly recommended!

The property tenure is freehold and is council tax band A.







## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

B