



## Offers In The Region Of £165,000

- 3 bedroom semi detached house
- Modernisation required but great potential
- Popular location with good local schooling
- Gas central heating and double glazing
- Offered for sale with no chain
- Utility room and Wc
- Good transport links to the M1 and Chesterfield
- Garage and off street parking
- Enclosed rear garden
- Viewing recommended



# 24 Sutton Crescent, Chesterfield S43 3SS



Council Tax Band: A









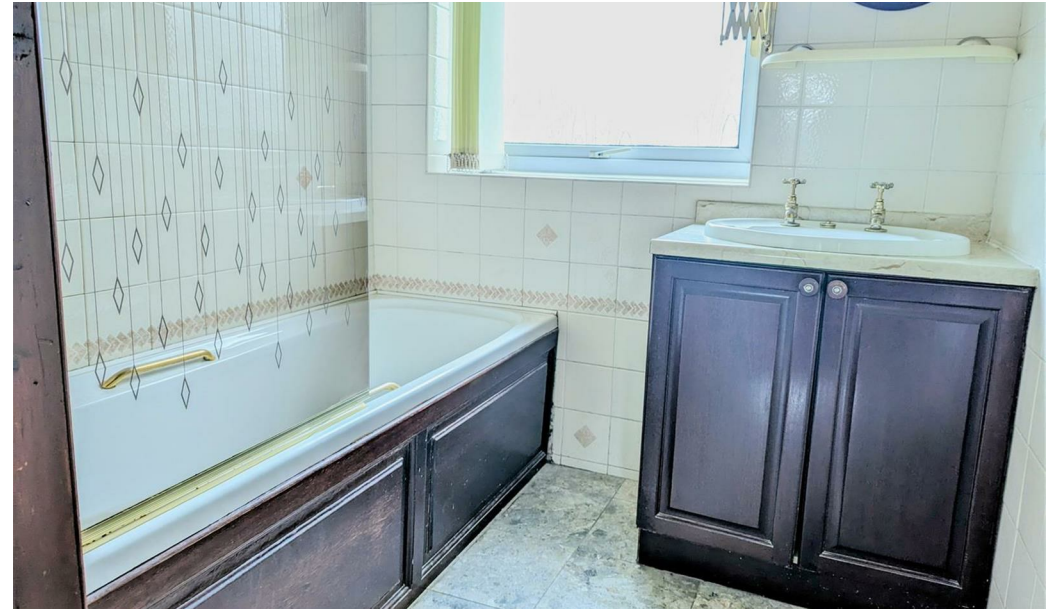
Located in Sutton Crescent, Inkersall, this semi-detached house is well placed for local shops, good local schooling and access to the M1 and Chesterfield.

The property benefits from off street parking, garage, car port, and rear garden with storage. This lovely property boasts three bedrooms, perfect for a growing family or those in need of extra space.

On the ground floor there are 2 spacious reception rooms, the dining room has French doors leading out into the garden, and both the lounge has a bay window and feature fireplace. The kitchen has fitted cabinets and worktops, pantry, with a utility room housing the combi boiler and a further store and Wc.

On the 1st floor there are 3 bedrooms, 2 good sized double bedrooms and a good sized single room. The family bathroom has storage, a sink and bath. There is a separate Wc. The property would make great family home or 1st time buyer.

The property has gas central heating and double glazing throughout, is a Freehold in council tax band A

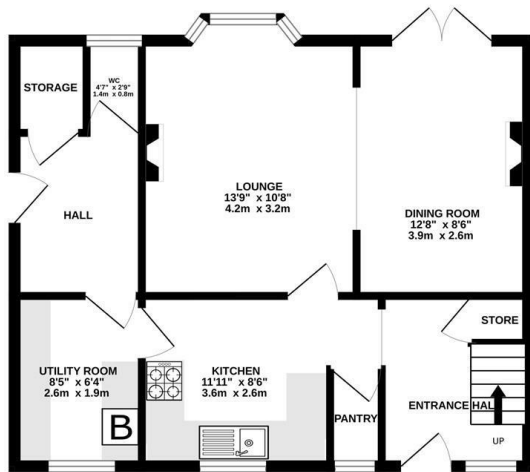




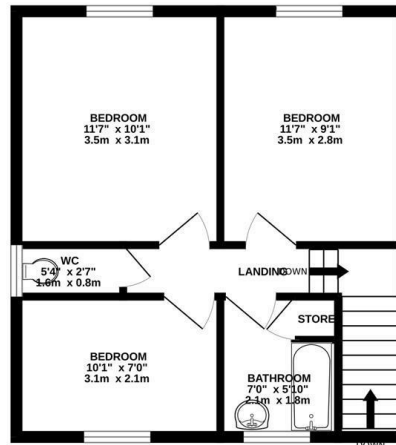




GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.

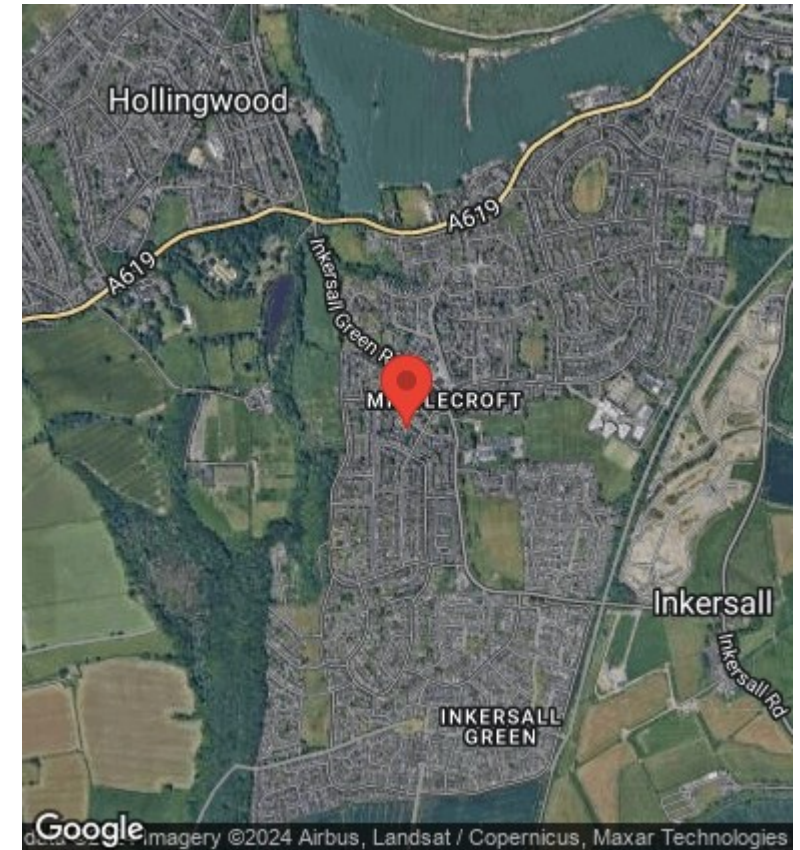


1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewings

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