

## Offers In The Region Of £140,000

- Beautifully presented 2 bedroom house close to Chesterfield town centre
- Tasteful styling throughout
- Ideal starter home
- Summerhouse - ideal for a home office/studio or entertaining space
- Generous master bedroom with walk in wardrobe
- Conveniently located close to supermarkets, the Glass yard and Chesterfield town centre
- Kitchen diner complete with bespoke kitchen, range oven and butcher block worktops
- Modern bathroom with shower over the bath

# 77 Sanforth Street, Chesterfield S41 8RS



Council Tax Band: A





Located on Sanforth Street, Chesterfield, this charming terraced house is a true gem waiting to be discovered. Convenience is key with this property, as it is ideally situated within walking distance to the Glass Yard and a variety of shops, takeaways, pubs and supermarkets. It also is within easy reach of Chesterfield town centre, train station and the M1 and bypass to Sheffield.

There is a small courtyard to the front, with side access to the rear – the rear has an enclosed patio seating area laid in fossil mint Indian Sandstone, and a fabulous, insulated summer house, with power, ideal for home working or relaxing and entertaining.

One of the highlights of this home is the bespoke kitchen, a culinary delight featuring integrated appliances, hand crafted doors, a SMEG range oven, and beautiful oak butchers block worktops. To the front of the property is the lounge with a feature log burner and bespoke window shutters, perfect for relaxing or entertaining guests.

The property boasts two inviting bedrooms, including a spacious master bedroom with walk in closet, that offers a peaceful retreat at the end of the day. The second bedroom, with built in Sharpe's wardrobe, sits alongside the bathroom to the front of the property. The bathroom has a white suite with over sized bath, white tiles and a shower over the bath.

This house would make an ideal starter home or a property with great investment potential. Completely renovated and well maintained throughout, it boasts gas central heating – combi boiler, new electrics, double glazed windows with full sash to the front, wood flooring throughout, feature cast iron radiators throughout, a fully boarded loft with access by integrated ladder and a cellar with full electrics, all ensuring peace of mind for its future owners.

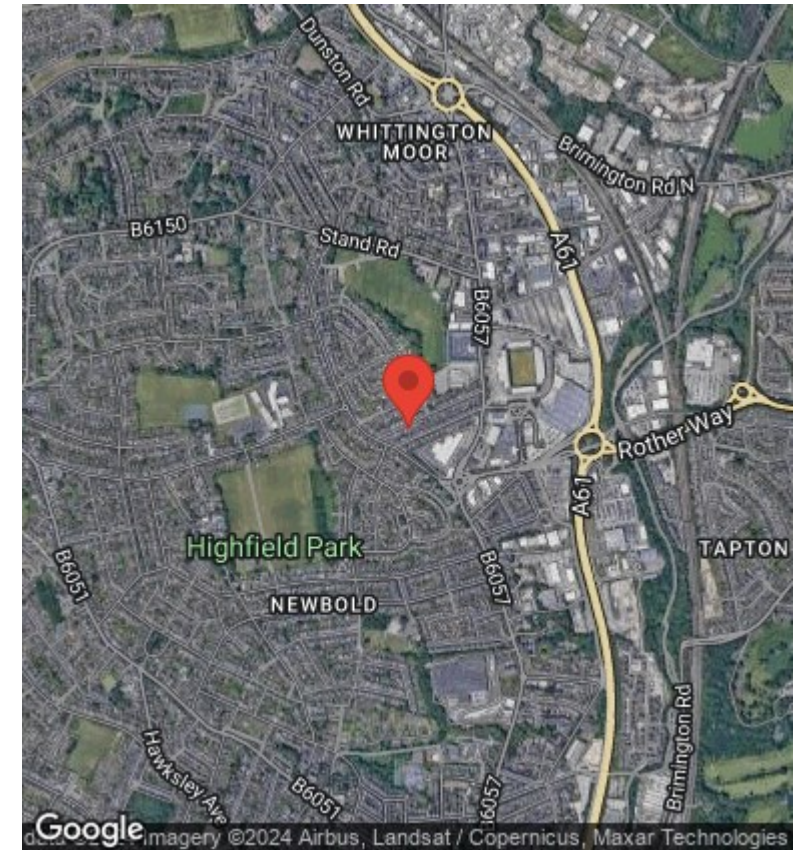
The property is council tax band A and is a freehold







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## Viewings

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