



## Offers In The Region Of £165,000

- 3 Bedroom semi detached home
- Off street parking on a quiet cul de sac
- Viewing is highly recommended to appreciate the plot and space on offer
- 3 good sized bedrooms
- Great potential to make your own
- Close links to the M1, Chesterfield train station and walking distance to local shops
- Commanding views from the upstairs bedroom
- Large plot with lovely views
- Offered for sale with no chain
- Separate wc and wet room

# 3 Steele Avenue, Chesterfield S43 3HQ

 3  1  1  C

Council Tax Band: A





Located in Inkersall, the property is well located close for the M1, good links to the historic market town of chesterfield and Staveley. Closer to hand local shops, takeaways, parks and walks are within easy reach.

The property has off street parking to the front. To the rear is a lawn area and patio area, with a large plot completed by the side garden area giving great potential for outbuildings and extensions.

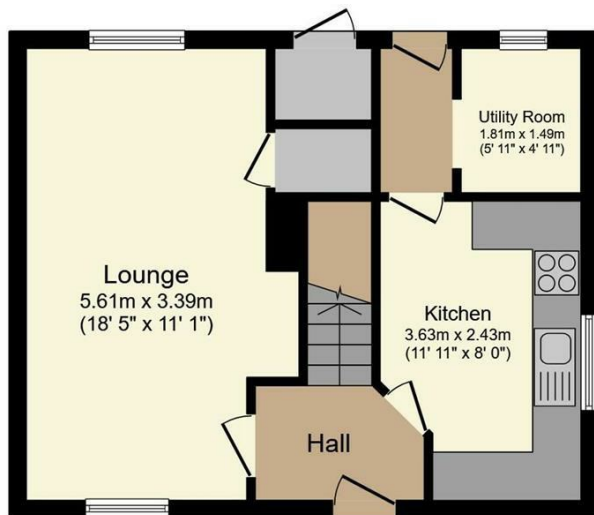
The property has a large lounge to the left hand side of the property, with storage under the stairs. To the right is the kitchen with fitted cabinets and worktops. To the rear is further storage and a utility room.

On the 1st floor there is a generous master bedroom complete with storage over the stairs, that has been replastered and painted throughout. There are a further two good sized bedrooms both with storage and a shower room and separate Wc.

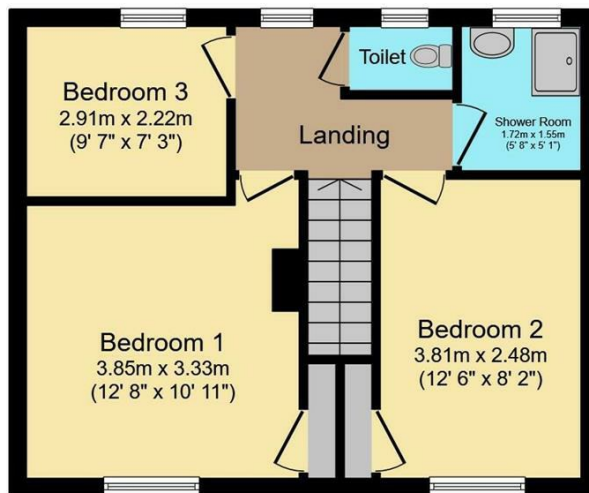
The property requires a scheme of modernisation but has great potential, it has gas central heating with a combi boiler and is a freehold and in council tax band A.







**Ground Floor**



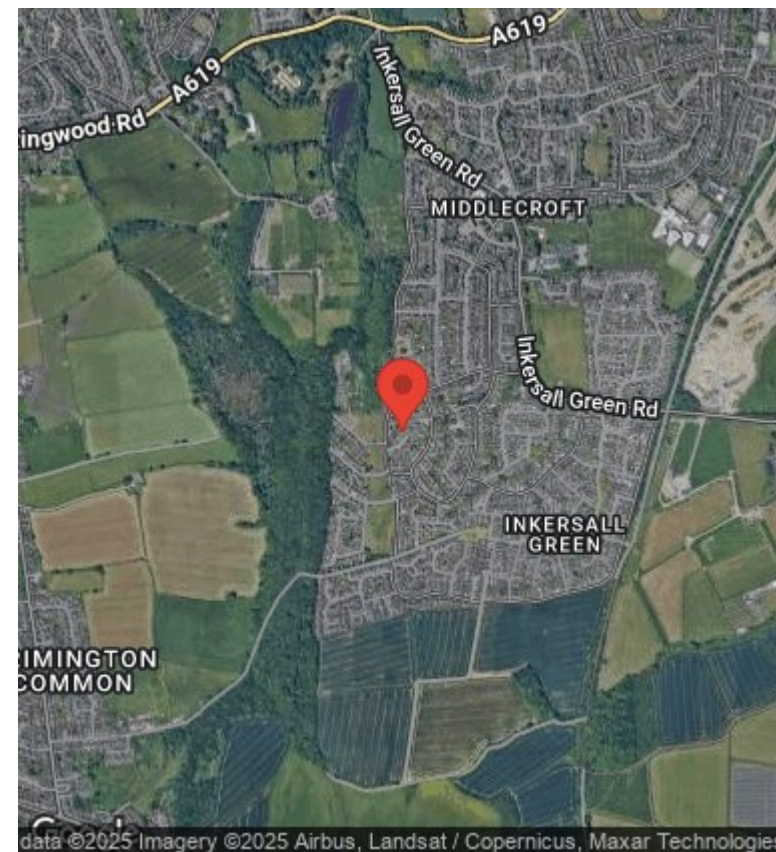
**First Floor**

Total floor area 77.3 sq.m. (832 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

## Viewings

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



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 84                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |