



## Offers In The Region Of £265,000

- 3 Bedroom link detached home
- Enclosed rear garden with Indian pavers and outbuilding
- Convenient location close to Chesterfield town centre
- Double glazing and combi boiler
- Well presented and maintained throughout
- Master bedroom with En-suite shower room
- Ideal home for families
- Garage with power and off street parking
- Modern kitchen with integrated appliances
- Offered with no chain

# 90 Manor House Court, Chesterfield S41 7GX

 3  2  1  B

Council Tax Band: C









Perfectly positioned in the historic market town of Chesterfield. With good transport links to Sheffield and the M1. Locally within a mile are great amenities with restaurants, supermarkets, bars, sporting facilities and train station. This well-maintained three-bedroom link-detached home offers everything a growing family needs—comfortable living spaces, a safe and private garden, and plenty of room to play, work, and relax.

Outside, the enclosed rear garden is ideal for family life. There's a lovely lawn for children to enjoy, a smart Indian stone patio for summer BBQs, and a powered outbuilding that could be perfect for use as a playroom, home office, or workshop. The driveway offers off-street parking, and the attached garage—with power—adds extra convenience and flexibility.

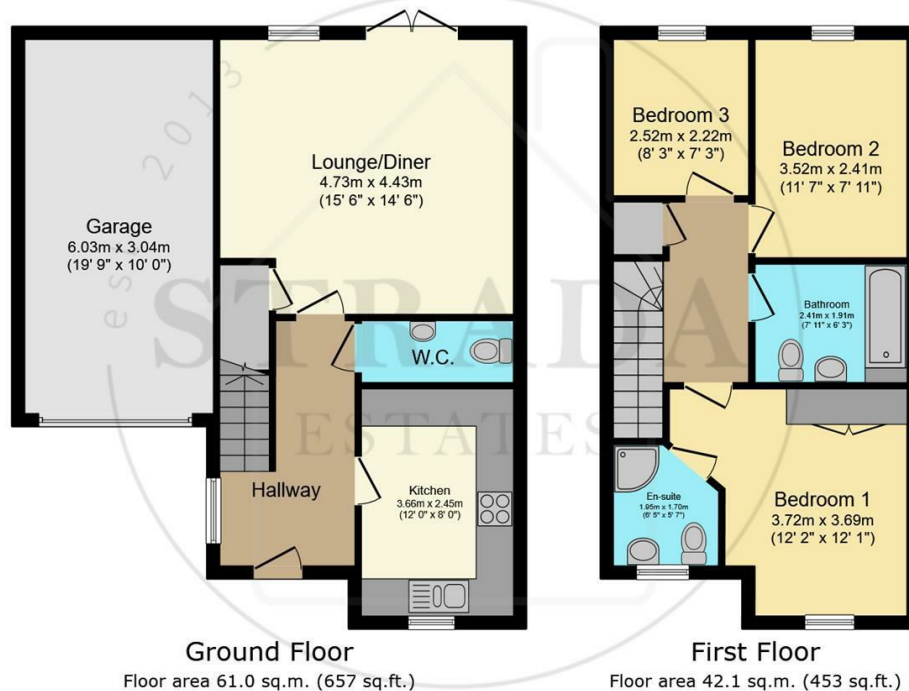
Inside, you'll find a bright and spacious layout with a warm, homely feel. The master bedroom comes complete with its own modern en-suite shower room, while two additional bedrooms provide ample space for children, guests, or a home office. A stylish family bathroom serves the rest of the home.

With double glazing throughout, a reliable combi boiler, and a true “move-in ready” feel, this home also benefits from a freehold tenure and falls within Council Tax Band C. Offering a great blend of comfort, space, and practicality, this is a fantastic opportunity for families looking to settle in a welcoming community close to local schools, shops, and green spaces.





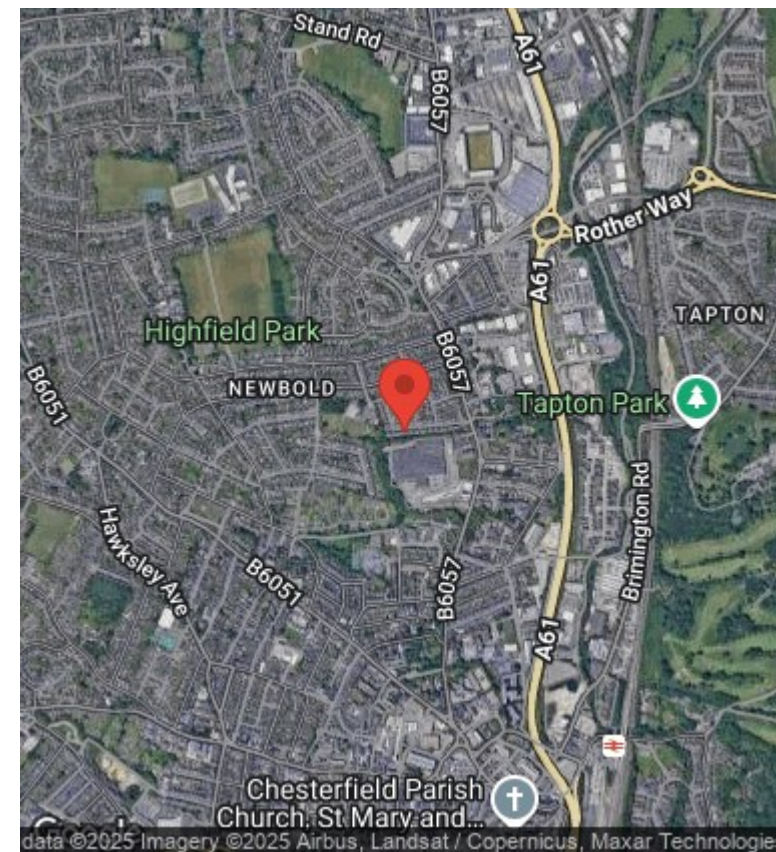




Total floor area: 103.1 sq.m. (1,110 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(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