



## Offers In The Region Of £189,950

- 3 Bedrooms
- Generous garden with outside store
- Scope for modernisation
- Offered for sale with no Chain
- Rear access to a parking space rented off the local council
- Combi boiler and Double glazing
- Ideal family home
- Potential to add parking to the property front and rear
- Well located for schools and shops

33 Dunston Lane, Chesterfield S41 8EY



Council Tax Band: B





Located in the popular area of Dunston, Chesterfield, this three-bedroom semi-detached property presents a fantastic opportunity for families or investors seeking a home with great potential. Offering a spacious layout and a generous garden, this property is ready to be transformed into a stunning modern family space.

The ground floor welcomes you with a bright and airy bay-windowed lounge to the front, perfect for cosy evenings or entertaining guests. Towards the rear, you will find a spacious kitchen diner that provides plenty of room for modern family living, alongside a useful rear porch area that adds additional practicality and a utility area to the home.

Upstairs, the property features two double bedrooms and a good-sized single bedroom, offering flexible accommodation to suit growing families, working professionals or those seeking extra space for a home office. The interior would benefit from modernisation, giving buyers the chance to put their own stamp on the home and unlock its full potential.

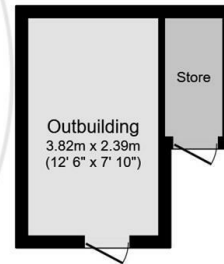
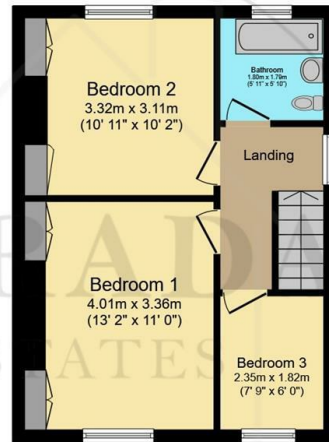
Outside, the generous rear garden offers ample space for outdoor entertaining and family activities, with the added potential to create off-street parking if desired, subject to the necessary permissions.

Positioned in a highly sought-after residential area, this property is close to local amenities, schools, parks and transport links, making it an ideal location for family life. With its spacious plot, solid structure and possibilities for improvement.

The property tenure is freehold and in council tax band B.







Total floor area: 90.3 sq.m. (972 sq.ft.)

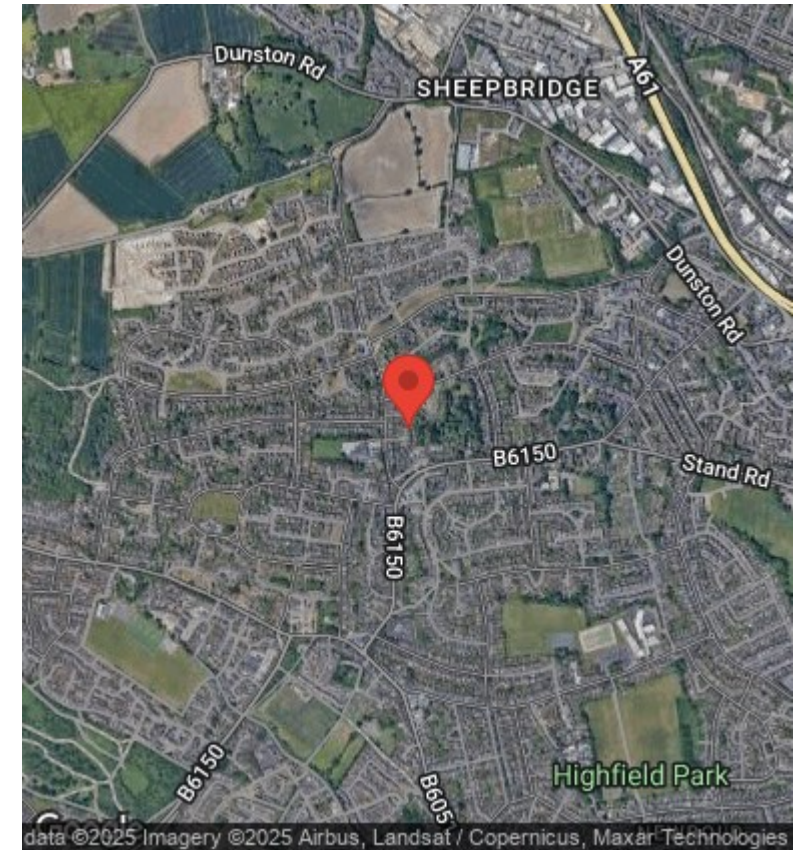
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

## Viewings

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

## Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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 