



Offers In The Region Of £97,000

- 2 Double bedrooms
- Rear courtyard with storage
- Scheme of modernisation required
- Offered for sale with no chain
- Close to local amenities such as the glass yard, supermarket and Chesterfield town centre
- Gas central heating and combi boiler
- Ideal investment opportunity or 1st time buy
- Easy access to the Motorway network and Sheffield by-pass
- Double glazed windows

72 Nelson Street, Chesterfield S41 8RT

 2  1  1  D

Council Tax Band: A





2 Bedroom terrace house for sale £97,000.

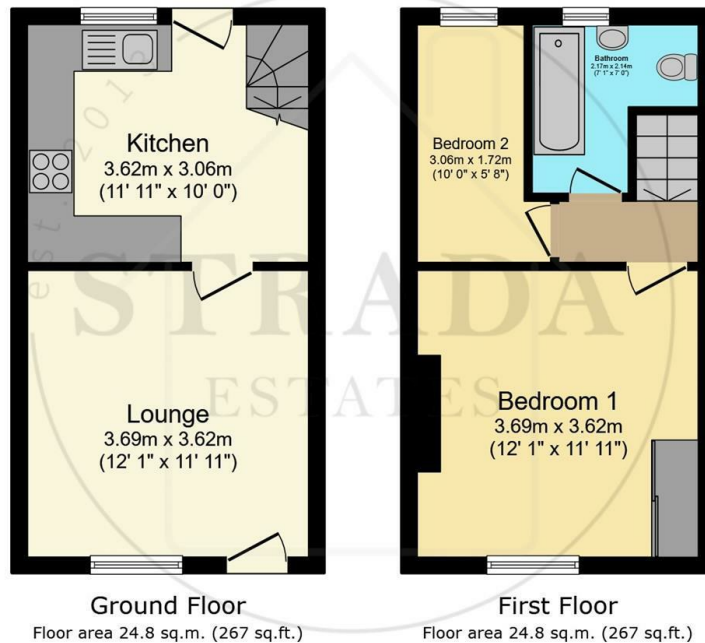
Positioned close to the heart of Chesterfield, this two-bedroom property offers a fantastic opportunity for first-time buyers or investors looking to add value. With gas central heating, double glazing throughout, and no onward chain, it's a blank canvas ready for modernisation and a strong long-term asset in a well-connected location.

Inside, the home offers a practical layout with a lounge to the front of the property and kitchen dining area to the rear. On the 1st floor the main bedroom sits to the front of the property and benefits from integral storage. There is a second bedroom located to the rear with the bathroom alongside. The bathroom has a 3 piece suite and electric shower over the bath. While it requires updating, the fundamentals are in place, making it ideal for those wanting to personalise a home or create a buy-to-let. To the rear, there's a private courtyard – low maintenance and outdoor brick built storage.

Well located for easy access to the M1 and Sheffield, this property benefits from strong transport links, with local shops, schools, and amenities just a short walk away. It's a promising investment in an area that continues to grow in demand. The property tenure is freehold and is council tax band A.

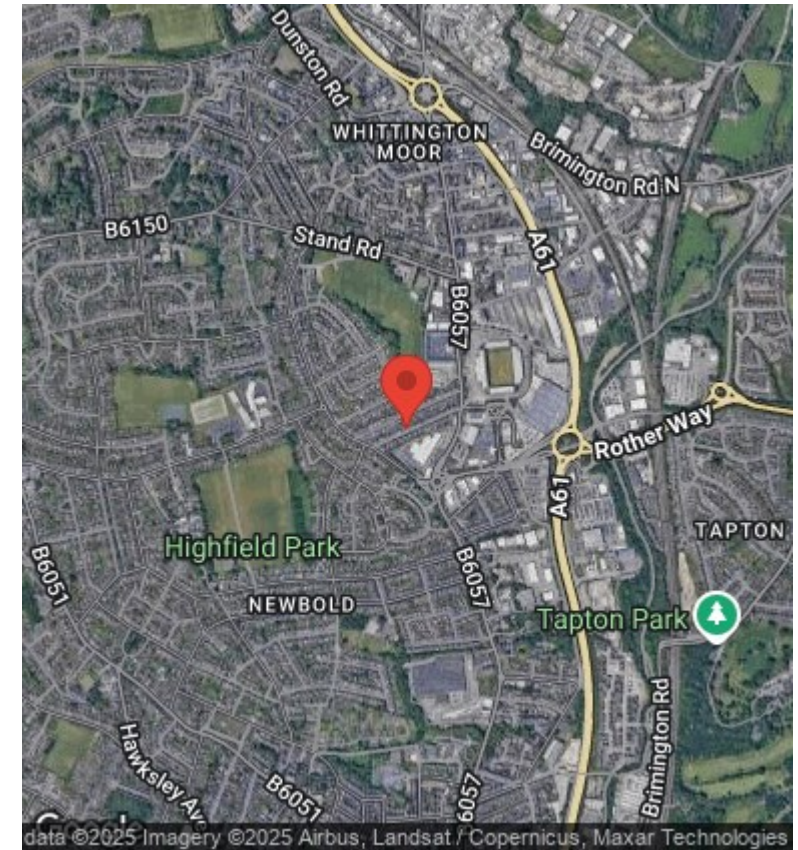






Total floor area: 49.6 sq.m. (534 sq.ft.)

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

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		