



Salisbury Crescent, Chesterfield S41 8PW

welcome to

Salisbury Crescent, Chesterfield

An opportunity to purchase this Three Bedroom Semi Detached Home in the popular residential area of Newbold. Offering accommodation over two floors with a driveway and a garage to the rear.



Entrance Hall

Entering the property through a double glazed door to the entrance hallway. Fitted with a central heating radiator and stairs leading to the first floor accommodation.

Lounge

13' 9" x 11' 10" (4.19m x 3.61m)

The lounge offers a front facing double glazed bay window and a central heating radiator. Finished with a feature fireplace.

Kitchen/Diner

16' 5" x 7' 10" (5.00m x 2.39m)

Fitted with wall base and drawer units, worksurfaces and splash back tiling, the kitchen offers space for an automatic washing machine as well as an induction hob and oven. Integrated fridge/freezer and dishwasher. Finished with French patio doors to rear garden and laminate flooring.

Landing

The first floor landing offers a double glazed window and a loft hatch access.

Bedroom One

11' 10" x 11' 2" (3.61m x 3.40m)

Bedroom One offers a double glazed bay window and a central heating radiator. Completed with built in wardrobes.

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

Bedroom Two offers a rear double glazed window and a central heating radiator. Similar to bedroom one it is fitted with a built in wardrobe.

Bedroom Three

8' 2" x 8' 2" (2.49m x 2.49m)

Bedroom Three is fitted with a rear double glazed window and a central heating radiator.

Bathroom

The Bathroom is fitted with a bath and wc alongside a hand wash basin. It is finished with a central

heating radiator and a front facing double glazed window.

Outside & Exterior

The property offers good sized gardens to the rear with a lawn and patio area with a variety of plants, shrubs and trees. The driveway is located to the front of the property whilst a garage is offered to the rear.



view this property online williamhbrown.co.uk/Property/CSF104193



welcome to

Salisbury Crescent, Chesterfield

- Council Tax Band: A
- Three Bedroom Semi Detached Home
- Popular Residential Area of Newbold
- Close Proximity to Town Centre with Excellent Transport Links
- Three First Floor Bedrooms and Bathroom

Tenure: Freehold EPC Rating: C

£205,000



view this property online williamhbrown.co.uk/Property/CSF104193

Please note the marker reflects the postcode not the actual property



Property Ref:
CSF104193 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk