



**Derby Road, Chesterfield S40 2EU**

**welcome to**

**Derby Road, Chesterfield**

Ideally suited to the first time buyer/investor alike, this high specification two bedroom semi detached property, boasting a delightful rear garden, off street parking and garage.



## **Kitchen**

8' 5" x 6' 4" ( 2.57m x 1.93m )

The kitchen is fitted with wall and base units with complimentary worktops and splash back tiling. Further featuring a stainless steel sink and space for appliances. Finishing the kitchen is a double glazed door leading to the lawn garden.

## **Lounge**

10' 10" x 11' 2" ( 3.30m x 3.40m )

The lounge is fitted with a double glazed window and central heating radiator.

## **Dining Room**

12' 2" x 10' 11" ( 3.71m x 3.33m )

The dining room is fitted with a double glazed window and central heating radiator. Further featuring stairs to the first floor landing.

## **Landing**

### **Bedroom One**

10' 11" x 11' 2" ( 3.33m x 3.40m )

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

### **Bedroom Two**

12' 3" x 8' 1" ( 3.73m x 2.46m )

Bedroom Two is fitted with a double glazed window and central heating radiator. Finished with a storage cupboard.

## **Bathroom**

8' 3" x 6' 6" ( 2.51m x 1.98m )

The Bathroom features a bath with rain shower over. A wc alongside a pedestal hand wash basin. Finished with a hand towel rail and tiling to the walls.

## **Outside & Exterior**

The property features a rear lawn garden further leading to a paved patio area with storage garage and an outbuilding. The outbuilding is fitted with a wc, space and plumbing for an automatic washing machine and integrated fridge.



***view this property online*** [williamhbrown.co.uk/Property/CSF103895](http://williamhbrown.co.uk/Property/CSF103895)



welcome to

## Derby Road, Chesterfield

- \*\* GUIDE PRICE £130,000 - £140,000 \*\*
- Council tax band A
- Ideally suited to the first time buyer/investor alike
- Superb two bedroom semi detached property
- High specification

Tenure: Freehold EPC Rating: D

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSF103895](https://www.williamhbrown.co.uk/Property/CSF103895)



Property Ref:  
CSF103895 - 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](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)