



**Quarry Bank Road, Chesterfield S41 0HH**



**welcome to**

**Quarry Bank Road, Chesterfield**

**\*\* INVESTMENT OPPORTUNITY \*\*** Three-bedroom end terrace with driveway and rear garden, sold with tenant in situ (£750 pcm). Ideal buy to let investment. NO CHAIN!



### Entrance Porch

Entrance porch fitted with carpet flooring, offering access to all ground floor accommodation.

### Lounge

12' 3" x 11' 7" (3.73m x 3.53m)

Lounge fitted with a front facing double glazed window and carpet flooring. Alongside a feature fireplace, incorporating a marble effect back and hearth, housing the gas fire.

### Reception Room

13' 9" x 13' 7" (4.19m x 4.14m)

An ample reception room fitted with double glazed window and carpet flooring. Finished with an electric fire.

### Kitchen

9' 3" x 8' 9" (2.82m x 2.67m)

A modern kitchen fitted with a range of wall and base units, an integrated oven and hob with complimentary wooden work tops. Further featuring a double-glazed window and central heating radiator. Finished with laminate flooring.

### Landing

Offers access to first floor accommodation and fitted with carpet throughout.

### Bedroom One

13' 9" x 12' 3" (4.19m x 3.73m)

Bedroom one is fitted with a front and side facing double glazed window and a useful storage cupboard.

### Bedroom Two

11' 3" x 6' 9" (3.43m x 2.06m)

Bedroom two is fitted with a rear facing double glazed window and carpet flooring.

### Bedroom Three

7' 4" x 10' 1" (2.24m x 3.07m)

Bedroom three is fitted with a side facing double glazed window and carpet flooring.

### Bathroom

The bathroom is fitted with a rear facing double glazed window, a paneled bath with shower over and a useful storage cupboard housing the combi boiler. Finished with laminate flooring.

### Outside & Exterior

Offering a rear driveway for up to two cars, Whilst a lawn and patio area can be found to the side of the property.



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## Quarry Bank Road, Chesterfield

- Council Tax Band: A
- Popular Residential Area of Spital
- Offered For Sale With No Chain
- Lounge, Kitchen & Reception Room
- Three First Floor Bedrooms & Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF104359 - 0008

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