



**Chesterfield Road, Barlborough CHESTERFIELD S43 4TT**



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**Chesterfield Road, Barlborough CHESTERFIELD**

This well-presented mid-terrace home features a lounge, a versatile reception room, and a functional kitchen on the ground floor. Upstairs, you'll find two well-proportioned bedrooms, attic room and a bathroom. The property also boasts front and rear gardens.



## Auctioneer's Comments

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## Entrance Porch

Front porch for the property.

## Reception Room

11' 3" x 12' 4" ( 3.43m x 3.76m )

The reception room is a functional space with carpet flooring and a front-facing position that allows natural light to enter. It includes an electric fireplace, providing a practical feature for added comfort and warmth.

## Lounge

11' 9" x 12' 4" ( 3.58m x 3.76m )

The lounge is a welcoming space. It features convenient access to the cellar, which is well-lit, making it both practical and functional for storage or other uses. The room offers a versatile layout.

## Kitchen

12' 2" x 6' 3" ( 3.71m x 1.91m )

The kitchen is equipped with practical features, including a gas hob, an electric oven, and an extractor fan for ventilation. Wooden cupboards provide ample storage space, contributing to a functional and organised cooking environment.

## Attic Room

11' 3" x 17' 7" ( 3.43m x 5.36m )

This attic room has front and rear-facing windows, letting in natural light. It has a carpeted floor for warmth and comfort, creating a simple space.

## Bedroom Two

12' 4" x 11' 3" ( 3.76m x 3.43m )

The bedroom is a practical space featuring carpeted flooring for comfort and insulation. A front-facing window allows natural light to brighten the room, creating an inviting atmosphere.

## Bedroom Three

9' 1" x 7' 3" ( 2.77m x 2.21m )

This bedroom features a rear-facing window that lets in natural light, creating a bright and airy atmosphere. The carpeted floor adds warmth and comfort.

## Bathroom

The bathroom is a practical and well-appointed space, featuring a toilet, an electric shower, and a bath for added convenience. A rear-facing window provides natural light and ventilation.

## Outside Exterior

The front garden is long and features a grassy area. The rear garden is enclosed with a newly installed fenced perimeter, offering privacy and security. Additionally, a driveway at the rear provides convenient off-street parking for two vehicles.



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## **Chesterfield Road, Barlborough CHESTERFIELD**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\*GUIDE PRICE £100,000\*\*
- Council Tax Band A.

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**william h brown**



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40  
1TP



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