

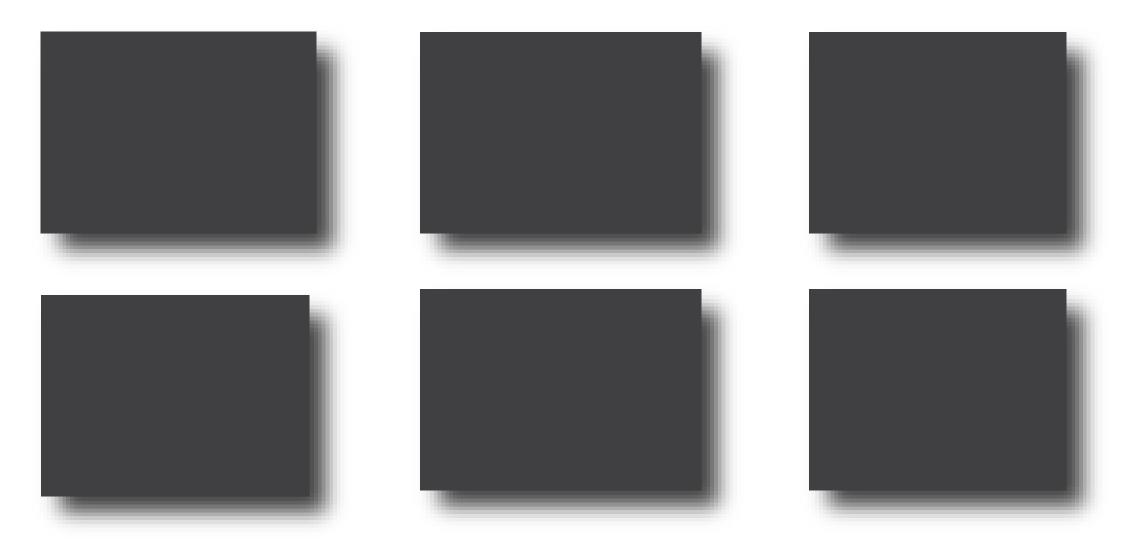
# **Gower Crescent, Chesterfield S40 4LX**

Not for marketing purposes INTERNAL USE ONLY

# welcome to

## **Gower Crescent, Chesterfield**

This charming three-bedroom semi-detached home is ideally situated close to the town centre, offering convenience and comfort. Featuring a spacious lounge, a well-appointed kitchen, and off-street parking, it's perfect for modern living.



#### **Entrance Hall**

A welcoming entrance hall featuring elegant wooden flooring and a convenient side door.

#### Cloakroom

A stylish cloakroom featuring warm wooden flooring, a modern W/C toilet, and a sink.

#### Lounge

14' 7" x 13' 6" into bay window ( 4.45m x 4.11m into bay window )

A lounge featuring carpet flooring, a charming frontfacing bay window that fills the space with natural light, and an inviting fireplace.

## Kitchen

10' 7" x 14' 6" ( 3.23m x 4.42m ) A spacious rear-facing kitchen diner featuring wooden flooring, under-stairs storage for added convenience, and a modern cooking setup with a hob, extractor, and oven.

### **Bedroom One**

11' 4" x 14' 7" ( 3.45m x 4.45m ) A bright and spacious bedroom featuring double front-facing windows that welcome plenty of natural light, carpet flooring for comfort, and built-in wardrobes offering ample storage.

### **Bedroom Two**

7' 2" x 9' 8" ( 2.18m x 2.95m ) A rear-facing bedroom with carpet flooring for comfort.

### **Bedroom Three**

7' 2" x 10' 7" (  $2.18m\ x\ 3.23m$  ) A rear-facing bedroom with carpet flooring and built-in wardrobes, offering comfort and convenience

#### Bathroom

A well-appointed bathroom featuring tiled flooring and walls, a side window for natural light, and an electric shower over the bath, along with a toilet and sink for convenience.

### **Outside Exterior**

A rear garden with a grass lawn, providing a outdoor space, while parking is conveniently available at the front of the property.





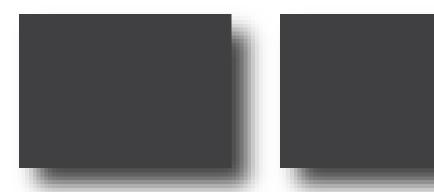
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## **Gower Crescent, Chesterfield**

- \*\*\*INTERNAL IMAGES COMING SOON\*\*\*
- Three Bedroom Semi Detached House.
- Council Tax Band B.
- Lounge with Fireplace.
- Kitchen Diner with Amenities.

Tenure: Freehold EPC Rating: Awaited

# £220,000







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 Ref: CSF104591 - 0002 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.

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

# B6150 B6150 Bond Bark Cres Loundsley Green Coundsley Green Park Cocole LEP Church Map data @2025 Google Please note the marker reflects the postcode not the actual property

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