



**Middlecroft Road, Staveley, Chesterfield, S43 3XH**

***Welcome to***

**Middlecroft Road, Staveley, Chesterfield**

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 14th OCTOBER 2025 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.





## Online Underwriting

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## Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

## Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

## Guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of

the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.

## Downstairs Cloakroom

With added convenience, there is a downstairs bathroom consisting of a toilet and sink unit, and an electric shower. There is also a side window for ventilation and fresh air.

## Living Room

14' 4" x 12' 8" (4.37m x 3.86m)  
This open-plan living area combines style and functionality, creating a welcoming space for relaxation and entertainment. The spacious lounge boasts rear-facing views of the garden, filling the room with natural light and a serene atmosphere.

## Open Plan Living/ Dining Space

16' 8" x 19' 6" Into Recess (5.08m x 5.94m Into Recess)  
The modern kitchen features gloss countertops, offering both practicality and elegance, and opens seamlessly to the outdoors through patio doors that lead to the inviting patio area—perfect for indoor-outdoor living.

## Utility Room

13' 5" x 5' 7" (4.09m x 1.70m)

The utility room has both front and rear doors, as well as countertop space and storage.

## Bedroom One

12' 10" x 14' 9" Max (3.91m x 4.50m Max)

This bedroom offers a bright and welcoming space, complete with front-facing bay windows that provide ample natural light. A built-in storage cupboard adds a practical touch, ensuring functionality and convenience for everyday living.

## Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

This bedroom features front-facing windows that allow plenty of natural light to brighten the space. The design offers a versatile and welcoming atmosphere, making it ideal for rest or personal retreat.

## Bedroom Three

17' 9" x 9' 7" (5.41m x 2.92m)

This bedroom offers a cozy and functional space, featuring carpet flooring for added comfort and a front-facing window that allows natural light to brighten the room. Practical storage cupboards, including housing for the combi boiler, provide ample organisational options. The en-suite bathroom enhances convenience, complete with a large walk-in shower enclosure, a toilet, and a sleek sink unit for modern living.

## Outside Exterior

Externally, the bungalow benefits from a rear garden combining a patio and grassy area, ideal for relaxation or recreation. Additionally, a derelict outbuilding adds potential for development or storage. The driveway provides off-street parking, enhancing the practicality of this inviting home.



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**Welcome to**

## **Middlecroft Road, Staveley, Chesterfield**

- FOR SALE VIA TRADITIONAL AUCTION WITH A GUIDE PRICE OF £150,000!
- \*\*AUCTION DATE: 14TH OCTOBER 2025 AT 09:30am\*\*
- DOWNLOAD LEGAL DOCUMENTS FROM BARNARD MARCUS AUCTIONS WEBSITE.
- Council Tax Band B.
- Open Plan Living and Dining.

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF104820 - 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.

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