











## 228 Old Road

Chesterfield • Derbyshire • S40 3QN

Guide Price £180,000 - £185,000

A two bedroom, bay-windowed semi-detached home offered with no onward chain. Featuring UPVC double-glazed windows and doors throughout with excellent potential for internal cosmetic upgrading. Situated in a highly sought-after location close to Chatsworth Road, with its popular shops, cafés and amenities. The property is also within easy reach of Chesterfield Town Centre. Sheffield and Matlock are approximately a 20-minute drive away, making this an ideal choice for couples, professionals, or starter families looking to modernise a home to their own taste. Upon entering, you are welcomed into the bright, bay-fronted living room with a feature gas fireplace and two radiators. A glass panelled door leads into a separate dining room with a 2nd feature gas fireplace and a double radiator. There is an under-stairs cupboard with light; housing the Electricity Meter and Mains Fuse Box. The kitchen offers opportunity for modernisation; and currently features a sink with mixer tap & draining board, fitted storage cupboards, extractor fan, gas cooker and fridge; with plumbing for a washing machine. From here, a door opens into the lean-to conservatory, which benefits from a double power socket and serves as a versatile space, ideal as a utility area or additional seating area with a rear door leading to the garden. Upstairs, the property provides two generously sized double bedrooms. Bedroom one overlooks the front of the home with a radiator, while bedroom two enjoys garden views, a radiator and includes a built-in storage cupboard containing the loft hatch, shelving and the gas combination boiler (GCB). Completing the first floor is a spacious four-piece bathroom fitted with an electric shower, sink, toilet and bath an Extractor Fan and a radiator. Externally, the home features a driveway to the front providing off-road parking. To the side, gated access leads to the rear garden, which is south facing. The rear garden includes a large patio area, an outside cold water tap, an outside low-level WC with electric lighting, and an external rear sensor light. Steps lead down to an astroturfed level with planted borders; featuring a summerhouse with power and lighting, and a greenhouse which is to be included in the sale. The garden also benefits from open views across the west side of Chesterfield









- Two Bedroom Bay-Windowed Semi Detached
- No Onward Chain
- Opportunity to Cosmetically Upgrade
- Popular Area, Close to Amenities
- Brookfield Community School Catchment
- Two Reception Rooms
- Four Piece Bathroom
- Large Private Garden with Open Views
- Off Road Parking
- EPC Rating D / Council Tax Band B



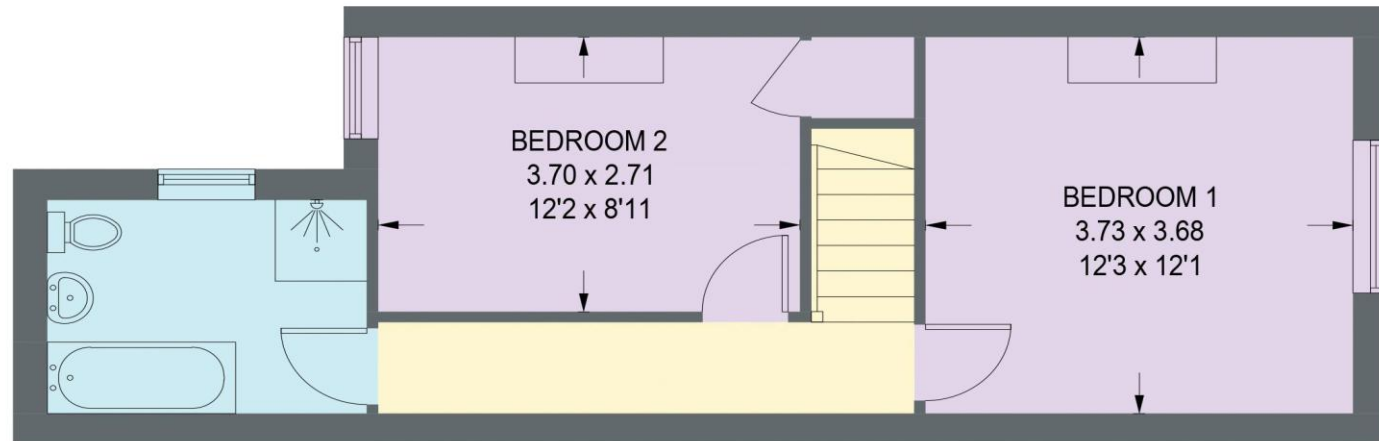




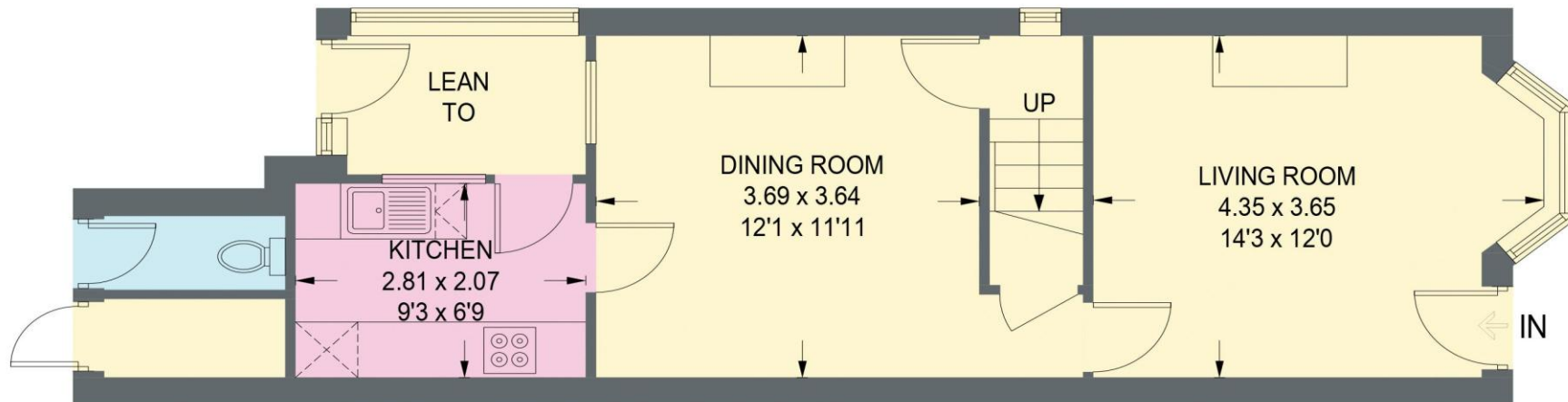


## 228 OLD ROAD

APPROXIMATE GROSS INTERNAL AREA = 81.4 SQ M / 875.7 SQ FT



**FIRST FLOOR = 37.3 SQ M / 401.5 SQ FT**



**GROUND FLOOR = 44.1 SQ M / 474.3 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1267160)





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