







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 boarders; 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



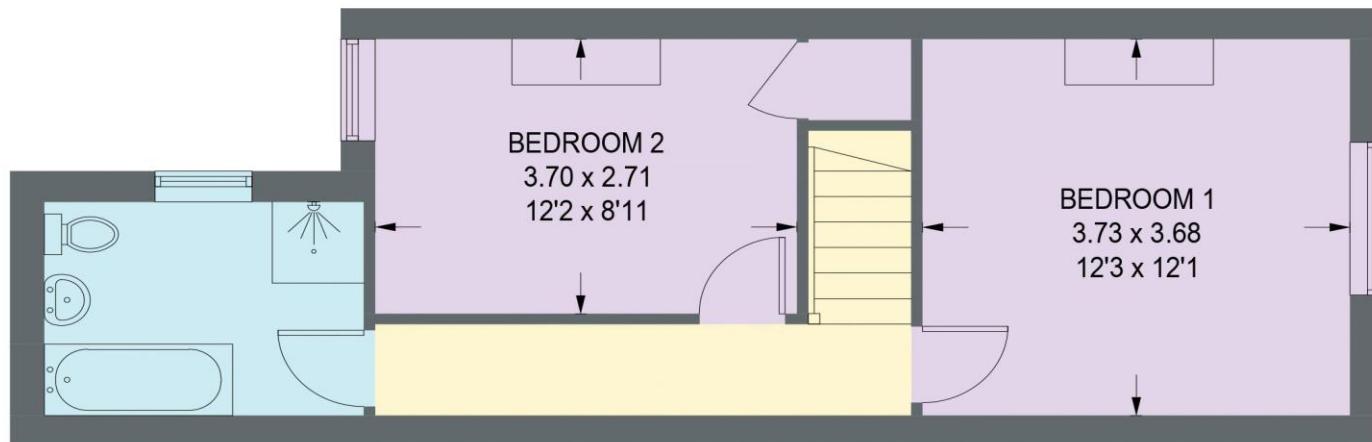


- Two Bedroom Bay-Windowed Semi Detached
- No Onward Chain
- Opportunity to Cosmetically Upgrade
- Popular Area, Close to Amenities
- Brookfield Community School Catchment
- Two Reception Rooms
- Four Piece Bathroom
- Large Private Garden with Open Views
- Off Road Parking
- EPC Rating D / Council Tax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

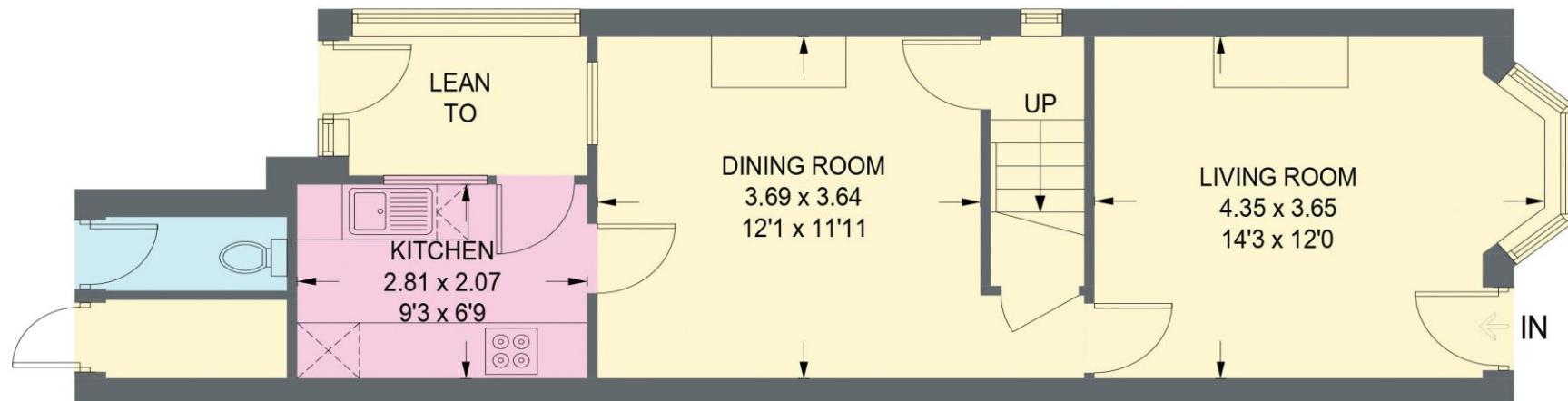


228 OLD ROAD

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)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535