







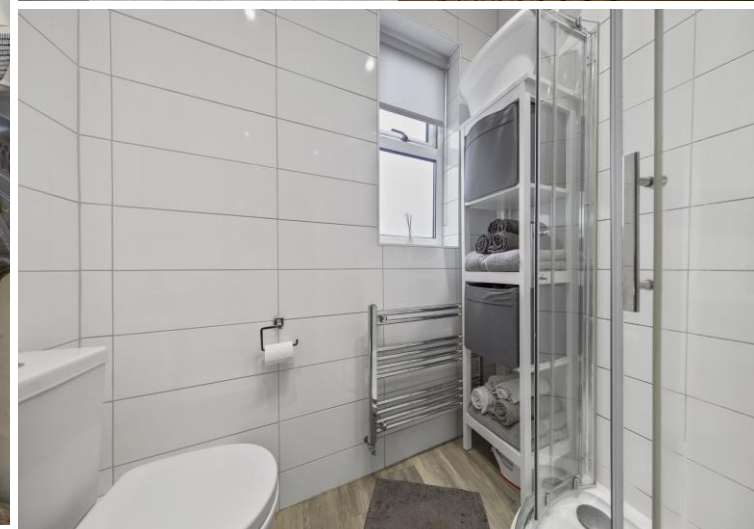
## 183 Broomhill Road

Old Whittington • Chesterfield • S41 9EA

Guide Price £160,000 - £165,000

A well-presented two-bedroom semi-detached home located in the popular area of Old Whittington. Positioned close to local shops, pubs and schools, and within easy reach of Chesterfield, Sheffield and the nearby Chesterfield Canal. Ideal for first-time buyers, buy-to-let investors or professionals. Upon entering, you are welcomed into the modern living room at the front of the property, featuring a bay window and a log burner. To the rear, the kitchen-diner offers an L-shaped worktop, fitted appliances, space for a freestanding hob and room for a dining table. A useful storage area and a door leading out to the rear garden complete the ground floor. The property also provides access via stairs down to the cellar, great for storage. Upstairs, the property comprises two bedrooms: a main double bedroom to the front and a single second bedroom overlooking the rear garden. The fully tiled bathroom includes a three-piece suite with a freestanding shower cubicle, WC and wash basin. Externally, the rear garden features a decking area which leads down to an easy-to-maintain lawn and a stunning summer house, currently used as a bar—perfect for entertaining. On street parking available nearby the property.





- Two Bedroom Semi-Detached
- Bay-Windowed
- External Summer House w/ Electrics
- Popular Location with Access to Chesterfield
- Modern Lounge with Fireplace
- Fully Tiled Shower Room
- Easy to Maintain Rear Garden
- Summer House to Rear
- On Street Parking Available
- Council Tax Band A

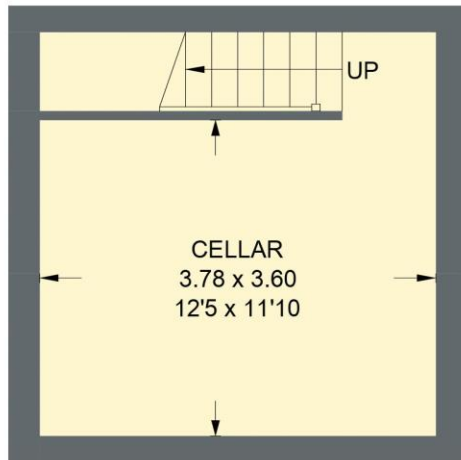


## 183 BROOMHILL ROAD

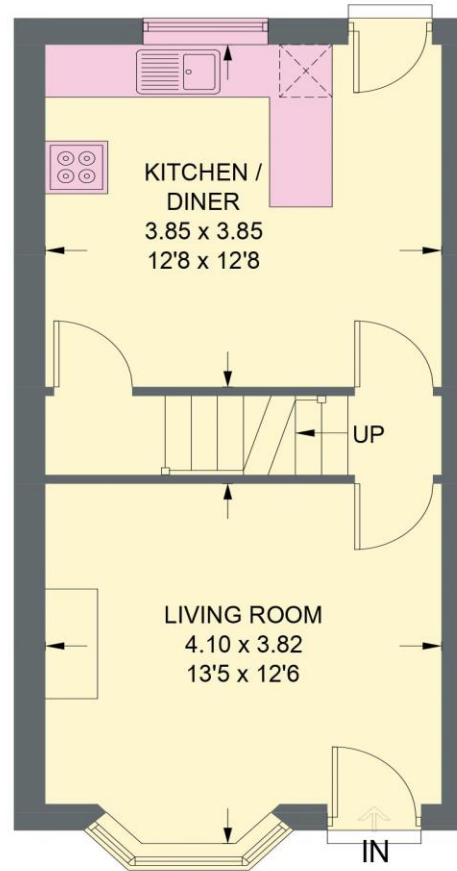
APPROXIMATE GROSS INTERNAL AREA = 65.8 SQ M / 708.7 SQ FT

BASEMENT = 17.6 SQ M / 189.2 SQ FT

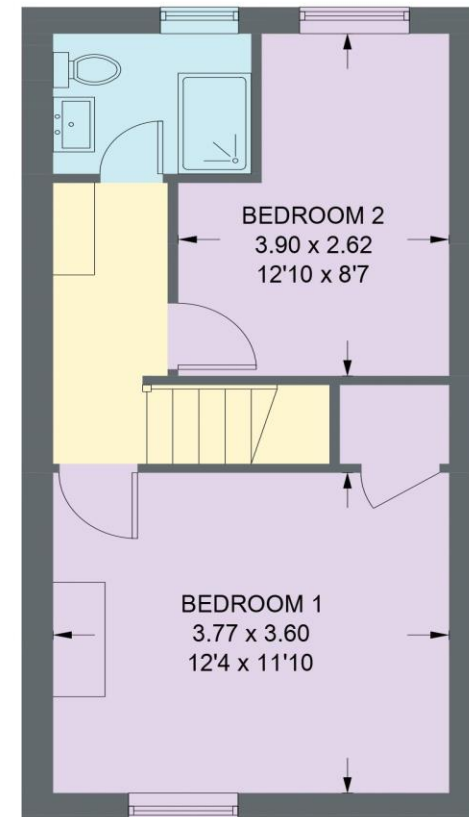
TOTAL = 83.4 SQ M / 897.9 SQ FT



**BASEMENT**  
**17.6 SQ M / 189.2 SQ FT**



**GROUND FLOOR**  
**33.1 SQ M / 355.8 SQ FT**



**FIRST FLOOR**  
**32.8 SQ M / 352.9 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1267990)

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.