



Offers Over £160,000 Freehold

93 EAST STREET | DOE LEA | CHESTERFIELD | S44 5NP

**BuckleyBrown**  
ESTATE AGENTS

## A WARM WELCOME AWAITS...

Situated in the desirable area of Doe Lea, this delightful three-bedroom terraced house on East Street offers a perfect blend of home comforts and local convenience. Situated in an ideal location with excellent commuting links along with great access to local amenities and schools. Lets take a look around....

Upon entry you will be greeted by the entrance hallway, allowing access into the gorgeous kitchen, complete with an array of matching cabinetry and breakfast bar area, creating a cosy setting for your morning coffee. Through into the reception room, you will find a spacious area perfect for relaxation or entertaining friends. To complete this floor is a handy downstairs WC.

Heading upstairs, this property boasts three generously sized bedrooms, all with ample space and opportunity to make your own. The master bedroom has the luxury of its own En-Suite facility and built in wardrobes. To complete this floor is the family bathroom!

Outside you will find a low maintenance rear garden, with patio and further lawn accessed via steps. To the front of the home offers ample off street parking.

This house is not only a comfortable home but also a wonderful opportunity not to be missed, whether you are a first-time buyer or looking to invest! Don't miss the chance to make this lovely house your new home.

Call today to view!





### Entrance Hallway

Allowing access into:

### Kitchen

Complete with modern matching wall and base units with complimentary worktop over. Inset sink and drainer along with integrated appliances. Breakfast bar area, window to the front elevation and central heating radiator.

### Reception Room

Carpeted flooring, central heating radiator, handy storage cupboard, window to the rear elevation and patio doors allowing access onto the rear garden.

### Downstairs WC

Low flush WC, hand wash basin, central heating radiator and frosted window to the front elevation.

### Bedroom One

Carpeted flooring, fitted wardrobes, central heating radiator, window to the rear elevation and access to its own En-Suite facility.

### En-Suite

Complete with low flush WC, hand wash basin and shower.

### Bedroom Two

Carpeted flooring and window to the front elevation.

### Bedroom Three

Carpeted flooring, central heating radiator and window to the rear elevation.

### Bathroom

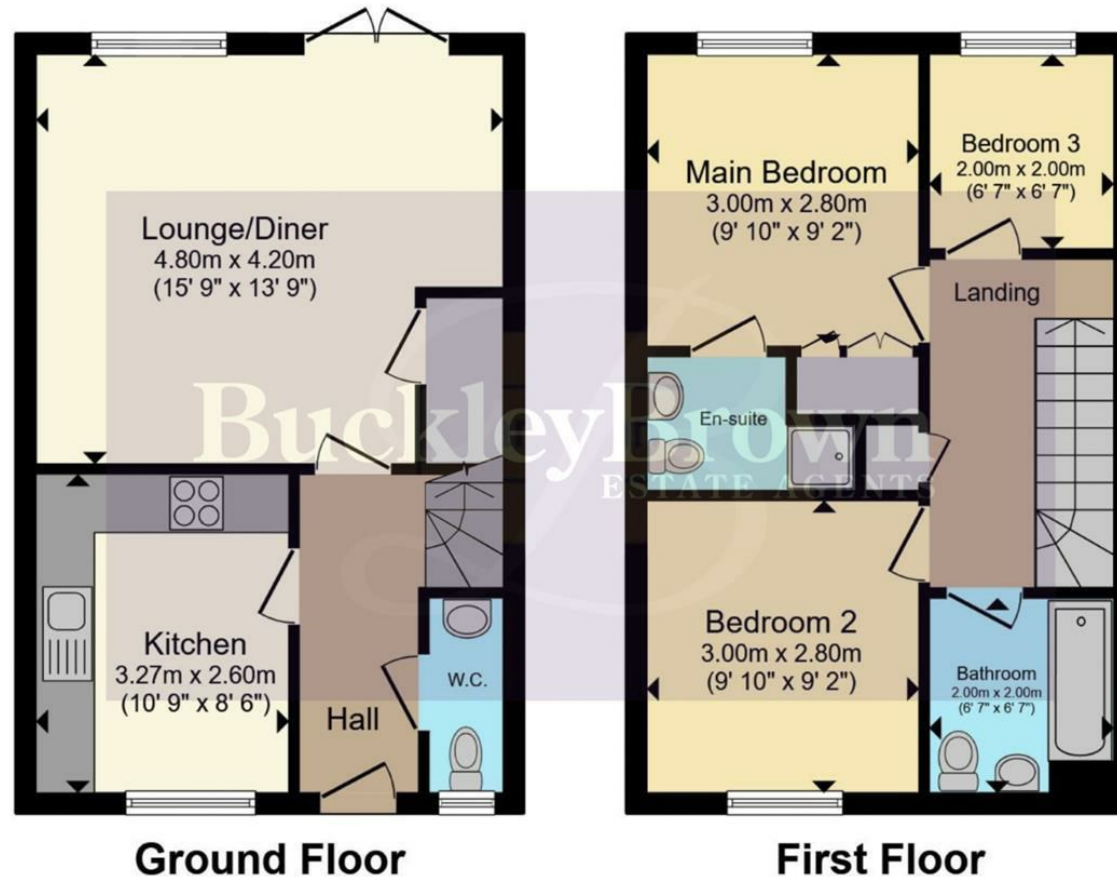
Complete with low flush WC, hand wash basin and bath. Frosted window to the front elevation.



### Outside

Enclosed rear garden with patio area and access via steps to a lawned and further patio seating area. Creating a tranquil setting to enjoy time with friends in the summer months. To the front of the property offers ample off street parking.





**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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 92        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 77      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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