

Marketing Preview



20 North Road, Clowne, Chesterfield, S43 4PF

£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



NO CHAIN!! A fantastic opportunity to purchase this two bedroom terraced property which is stylish and ready to move into. Offering a newly fitted kitchen, two reception rooms and two double bedrooms. Also having an enclosed rear garden, off road parking and a garage. Walking distance to a wide choice of shops and amenities. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect first home!

SUMMARY

NO CHAIN!! A fantastic opportunity to purchase this two bedroom terraced property which is stylish and ready to move into. Offering a newly fitted kitchen, two reception rooms and two double bedrooms. Also having an enclosed rear garden, off road parking and a garage. Walking distance to a wide choice of shops and amenities. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect first home!

LOUNGE 12'4" x 11'9"

Enter via uPVC door into the lounge with white walls and carpeted flooring. Ceiling light, radiator and window to the front. Door to the inner hallway.

INNER HALLWAY

Having a stair rise to the first floor and door to the kitchen/diner.

KITCHEN/DINER 12'4" x 19'8"

An open plan, newly fitted kitchen with ample modern wall and base units, contrasting worktops and tiled splash back. Sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Two ceiling lights, radiator and two windows to the rear. Boiler, door to the cellar head and uPVC door to the rear.

CELLAR

The cellar is a great extra space with electric and flooring.

STAIRS/LANDING

A stair rise to the first floor landing with a ceiling light, access to the loft and doors to the two bedrooms.

BEDROOM ONE 12'2" x 11'9"

A double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 12'5" x 11'9"

A second double bedroom with fitted wardrobes and carpeted flooring. Ceiling light, radiator and window to the rear. Door to the bathroom.

BATHROOM 6'3" x 7'2"

Comprising of a bath with a mixer shower tap, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

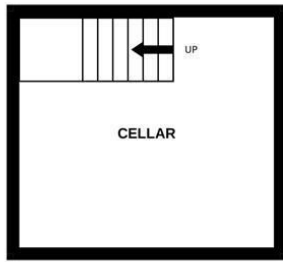
To the front of the property is a shared path to the front door.

To the rear of the property is an enclosed pebbled garden with access to the garage with power and lighting and off road parking for up to two cars in front of the garage.

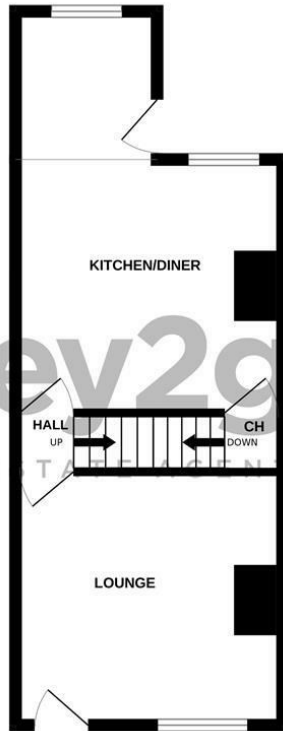
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - BOLSOVER COUNCIL

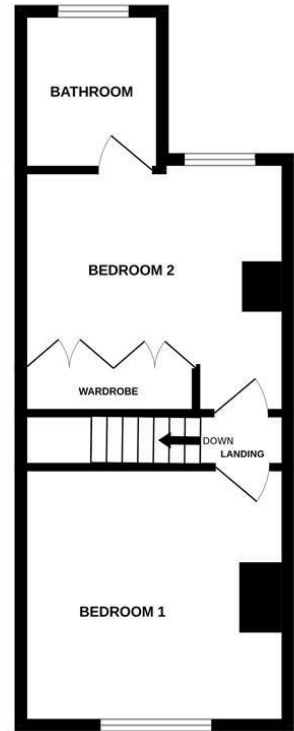
GROUND FLOOR
141 sq.ft. (13.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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