

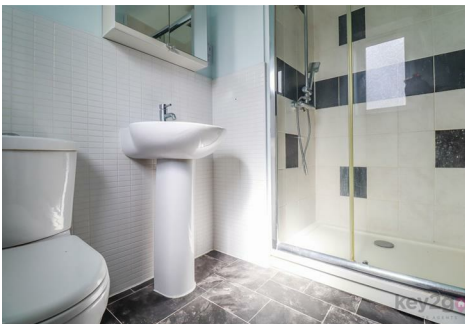
Marketing Preview



15 Church Road, Stanfree, Chesterfield, S44 6AQ

£400,000

Bedrooms 4, Bathrooms 4, Reception Rooms 3



**** GUIDE PRICE £400,000 - £425,000 ** NO CHAIN!** A fantastic opportunity to purchase this large detached four spacious bedroom family home which is tucked away down a quiet lane. Offering a formal office and dining room, open plan kitchen/living space, downstairs WC and two ensuite bedrooms. Also having an enclosed garden, ample off road parking and a double garage. The property also has the potential to add value, the loft space is boarded ready to make two more spacious bedrooms with bathrooms subject to planning permissions. Having been rented to the same family for the past thirteen years, the property has great potential to rent out and would benefit from some cosmetic redecoration and TLC however the property is priced to reflect this, a great opportunity to put your own stamp on it!

SUMMARY

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The spacious ground floor includes a lounge, dining room, kitchen/living room, office, downstairs WC, and utility room, with three separate access points to the rear.

The first floor comprises of two ensuite bedrooms, two further double bedrooms and a family bathroom. A large attic space with boarding and lighting.

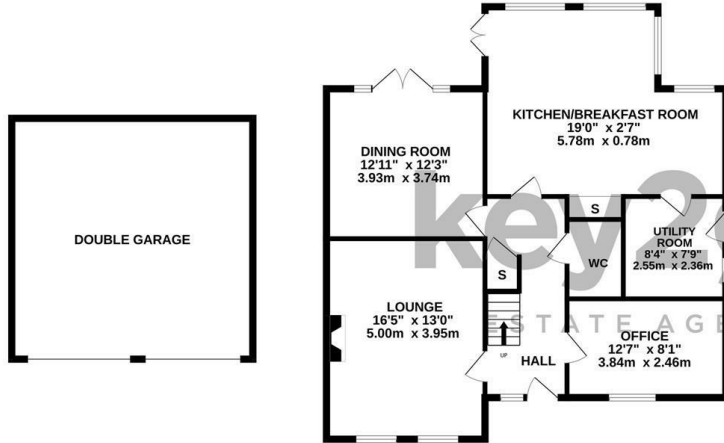
The front of the property has a driveway with off road parking and a double garage with power and lighting. The rear of the property has an enclosed garden with a decking and lawn area.

PROPERTY DETAILS

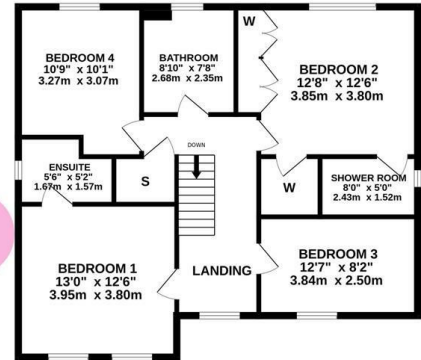
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND E - BOLSOVER COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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		
(69-80) C	77	80
(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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