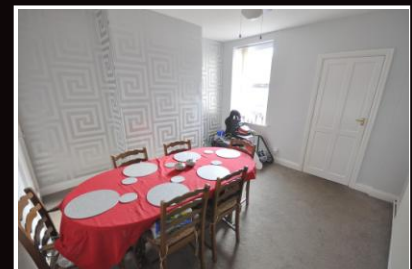




Creswell Road, Clowne, Chesterfield, S43 4LS  
£102,500  
Freehold



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Creswell Road  
Clowne  
Chesterfield  
S43 4LS  
£102,500  
Freehold

Acquire Sales and Lettings are pleased to present this three bed house located in Clowne. The property briefly comprises of entry into living room and leading to dining room with stairs and kitchen off, through to bathroom. To the first floor there is a bathroom and two bedrooms converted loft to second floor. Externally to the property you find an enclosed garden to the rear. The property benefits from gas central heating and UPVC double glazing throughout. The location gives easy access to the likes of Chesterfield, Mansfield, Sheffield and Derby.



**LIVING ROOM**

12' 5" x 12' 0" (3.799m x 3.679m) W ooden laminate to floor, gas central heated radiator and upvc double glazed window to front elevation.

**DINING ROOM**

12' 5" x 12' 0" (3.799m x 3.661m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation. Door providing access to stair to first floor with large storage cupboard underneath.

**KITCHEN**

12' 8" x 6' 5" (3.878m x 1.970m) Vinyl laminate to floor and upvc window and door leading to rear of property. The kitchen offers a full range of wall and base units with space for large freestanding cooker, washing machine, dishwasher and American fridge/freezer.

**BEDROOM 1**

12' 6" x 12' 0" (3.811m x 3.664m) W ooden laminate to floor, gas central heated radiator and upvc double glazed window to front elevation.

**BEDROOM 2**

9' 3" x 11' 11" (2.825m x 3.650m) W ooden laminate to floor, gas central heated radiator and upvc double glazed window to rear elevation.

**BEDROOM 3**

21' 0" x 10' 10" (6.417m x 3.309m) W ooden laminate to floor, gas central heated radiator and wooden velux window to rear elevation. Cupboard housing boiler.

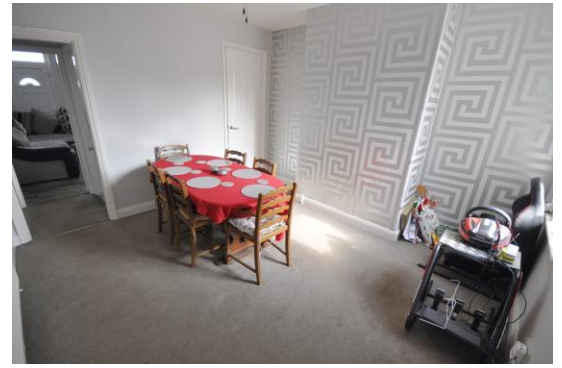
**OUTSIDE**

To the front is a small courtyard area and to the back. To the rear is a narrow courtyard/rear access.

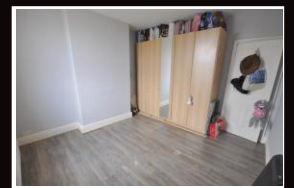
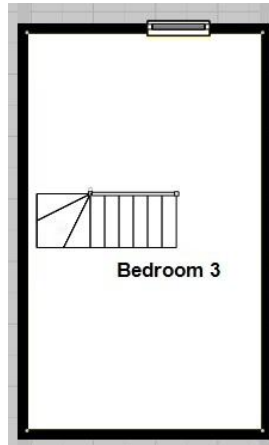
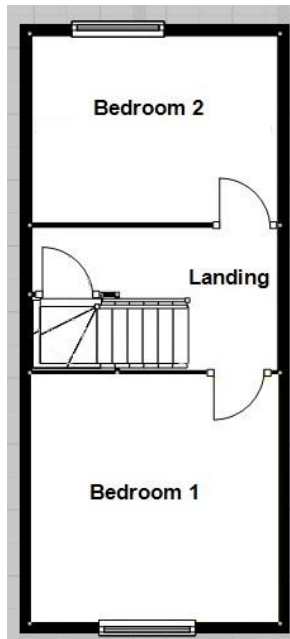
**DISCLAIMER**

Council tax band A.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.