



8 Higher Albert Street, Chesterfield, S41 7QE Offers in the region of £130,000

Welcome to this property located on Higher Albert Street in Chesterfield! This delightful house boasts 2 spacious double bedrooms, perfect for a small family or those in need of a guest room or home office.

One of the standout features of this property is the gas central heating, ensuring you stay warm and cosy during the colder months. The rear yard provides a lovely outdoor space where you can enjoy some fresh air or perhaps create a small garden oasis.

Conveniently situated close to the town centre, you'll have easy access to a variety of amenities including shops, restaurants, and entertainment options.

While the property may require some work, this presents a fantastic opportunity for you to add your personal touch and truly make it your own.

Don't miss out on the chance to own this wonderful house in a prime location. Contact us today to arrange a viewing and start envisioning the potential this property holds for you!

GROUND FLOOR

Living Room 11'5" x 13'1" (3.49 x 3.99)

A spacious Room located to the front of the property. It has exposed wood flooring, radiator and large double glazed window.

Dining Room 12'1" x 13'1" (3.69 x 3.99)

A spacious area located to the rear of the property. It has exposed flooring, radiator and large double glazed window. A beautiful fireplace with exposed brick is also available and it provides access to the Cellar and also the Kitchen.

Kitchen 8'7" x 6'8" (2.64 x 2.05)

A good size Kitchen which has tiled flooring, radiator and double glazed window. Access is also given to the Rear Yard. It boasts ample wall and base units including an electric oven and gas hob with extractor fan over. There is also space and plumbing for a washing machine.

FIRST FLOOR

Landing

Providing access to both bedroom sand the bathroom.

Bedroom One 11'6" x 10'5" (3.53 x 3.20)

A spacious double bedroom located to the front of the property. It has exposed flooring, radiator and large double glazed window.

Bathroom 8'0" x 10'5" (2.44 x 3.20)

A generously sized bathroom which has vinyl flooring, tiled walls and a large double glazed window with obscured glass and radiator below. It also boasts a low flush WC, wash basin with storage below and a small bath tub with electric shower over.

Bedroom Two 13'9" x 7'9" (4.21 x 2.38)

A further double bedroom located to the rear of the property. It has exposed flooring and a large double glazed window with radiator below. The property has a combination boiler which is also housed here.

EXTERNAL

Front

A private, small front garden is on offer alongside access through to the rear garden via a lockable gate

Rear Yard

A great size rear yard which is perfect for entertaining on those summer months.

Viewing

Strictly via the Selling Agent on 01246 232156 / residential@wtparker.com

EPC Rating

56/D

Council Tax Banding

Band A

Chesterfield Borough Council

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

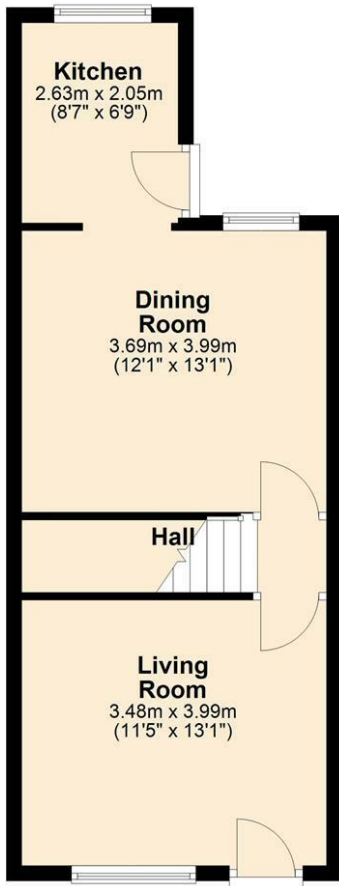
6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.

Floor Plan

Ground Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)

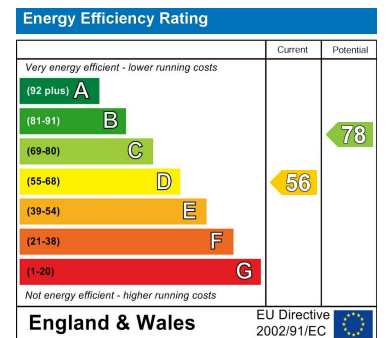


Total area: approx. 76.3 sq. metres (821.4 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.