







## 36 New Queen Street

Newbold • Chesterfield • S41 7ET

£175,000

A two-double-bedroom semi-detached home in Newbold, offered with no upward chain. The property is ideally positioned close to a wide range of local amenities including shops, cafés, parks, and green spaces such as Holmebrook Valley Park. It provides easy access to Chesterfield town centre and benefits from excellent transport links, including strong road connections for commuters, nearby bus routes, and close proximity to Chesterfield Train Station. Perfect as a first home, for couples, professionals, or as a buy-to-let investment, the property offers fantastic potential to put your own stamp on it. Approaching the house, steps lead up to the side entrance. On entering, you are greeted by a small lobby area with stairs ahead giving access down to the cellar. Turning right, you step into the front-facing dining room featuring a fireplace. Returning to the entrance and turning left, you enter the good-sized living room, which also has a fire and includes a door providing access to the first floor. This room opens through to the kitchen, fitted with modern gloss cupboards, appliances, and space for freestanding items, along with a breakfast bar for seating. A side door from the kitchen leads outside. Upstairs, the property offers two double bedrooms and a bathroom. The main bedroom faces the front, while the second double overlooks the rear. The bathroom is a generously sized three-piece suite comprising a bath, sink, and WC, and also includes a useful storage cupboard. To the outside, the rear garden provides a patio seating area, a small lawn, and an additional patio section running down the side of the property. On-street parking is available.





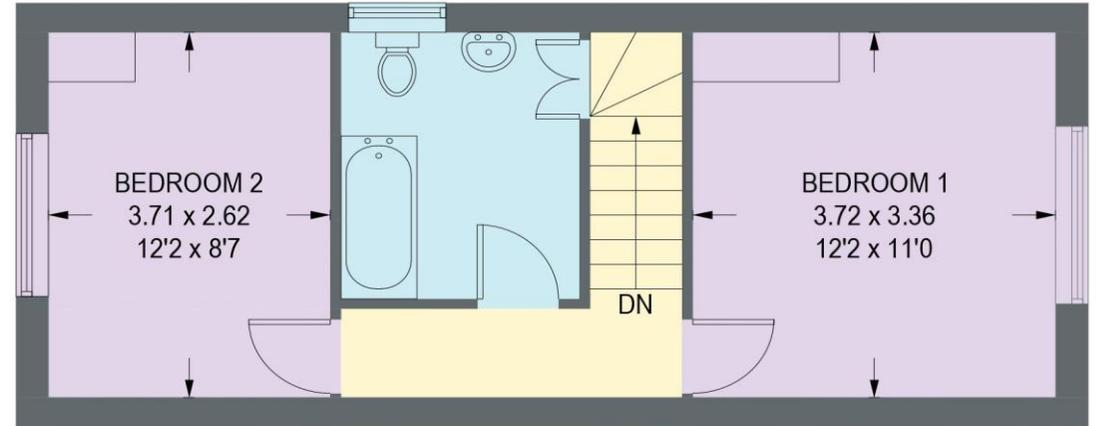
- Offered with No Upward Chain
- Two Double Bedroom Semi Detached House
- Two Good Sized Reception Rooms w/ Fireplace
- Gloss Fitted Kitchen w/ Breakfast Bar
- Two Double Bedrooms
- Three Piece Suite Bathroom
- Rear Garden w/ Patio & Lawn
- Easy Access to Chesterfield Town Centre
- Ideal for First Time Buyers or Buy to Let
- Council Tax Band A/EPC Rating E





# 36 NEW QUEEN STREET

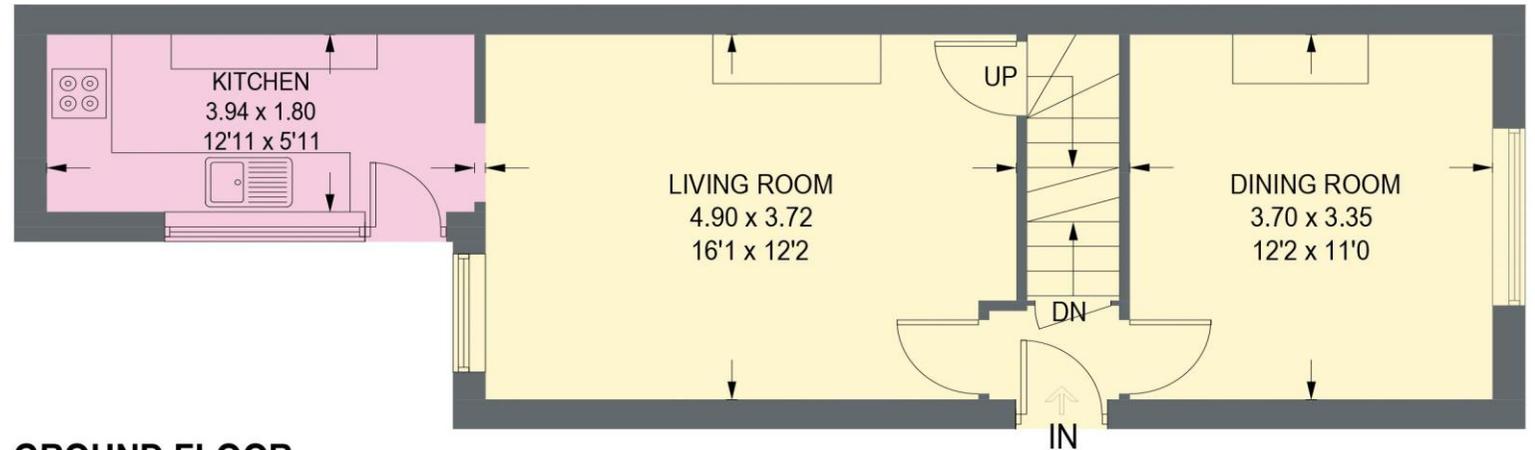
APPROXIMATE GROSS INTERNAL AREA = 81.6 SQ M / 878.1 SQ FT



**FIRST FLOOR**  
34.3 SQ M / 369.0 SQ FT



**BASEMENT**  
5.9 SQ M / 63.6 SQ FT



**GROUND FLOOR**  
41.4 SQ M / 445.6 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1280340)



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