

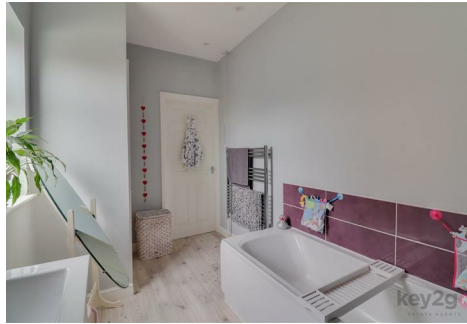
Marketing Preview



31 Mitchell Street, Clowne, Chesterfield, S43 4SH

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £150,000 - £160,000 **** A fantastic opportunity to purchase this two double bedroom semi-detached property. The home offers two reception rooms, a modern kitchen and a larger than average bathroom, along with a generous sized enclosed rear garden. Ideally located close to amenities and with excellent road links to the M1 Motorway, this property is perfect for first time buyers or families alike.

SUMMARY

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Enter into the lounge, which is a good-sized and bright reception room. A door leads through to the inner hallway, which has stairs rising to the first floor and a door opening into the dining room, providing a great additional living space with a storage cupboard. From the dining room, a door leads to the modern kitchen, which offers space for a full-height fridge/freezer and washing machine, along with an oven, hob and extractor fan. A door from the kitchen provides access to the rear garden.

Stairs rise to the first-floor landing, with doors leading to bedroom one, a double bedroom benefiting from a large storage cupboard with access to the loft. A further door leads to bedroom two, which is also a double. The bathroom comprises a bath, shower cubicle, WC, sink and a cupboard housing the boiler.

To the rear of the property is a generously sized, enclosed garden featuring a patio area, decking, a lawned section and surrounding fencing, with gated access to the front.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

