



**Hartington Road, Chesterfield S41 0HE**

**welcome to**

## **Hartington Road, Chesterfield**

The ideal investment - Sold with tenant in situ - Offering generous living space throughout - A welcoming hall leads to a living room and a sociable kitchen, with a basement and large car port adding practicality. 3 bedrooms and a modern bathroom sit above, finished off with a private rear garden.

### **Hall**

A welcoming entrance hall that sets the tone for the home—bright, open and easy to navigate. It offers a natural flow through to the main living spaces while giving that first sense of calm as you step inside.

### **Living Room**

A generous, inviting living room designed for relaxation and everyday comfort. Its broad proportions allow for flexible furniture layouts, creating a cosy space for unwinding, hosting or enjoying quiet evenings in.

### **Kitchen**

A spacious kitchen that feels instantly sociable, with room for cooking, dining and gathering. Its layout encourages easy movement and conversation, making it the natural heart of the home for busy mornings and relaxed weekend meals.

### **Basement**

A substantial basement offering superb versatility. Whether used for storage, a home gym, workshop, studio or future entertainment room, it provides valuable extra space tucked neatly away from the main living areas.

### **Car Port**

A large, covered car port running alongside the property, offering sheltered parking and additional storage potential for bikes, tools or outdoor equipment. Practical, convenient and ideal for all-weather access.

### **Stairs / Landing**

A simple, bright staircase rising to a well-proportioned landing that connects the first-floor rooms. It offers a sense of openness and easy movement between spaces.

### **Bedroom One**

A spacious double bedroom with excellent proportions, offering plenty of room for a full suite of furniture. Calm, comfortable and ideal as the main bedroom, it provides a peaceful retreat at the end of the day.

### **Bedroom Two**

Another generous double bedroom, equally versatile and well-balanced. Perfect for guests, older children or a dedicated home office, it adapts effortlessly to changing needs.

### **Bedroom Three**

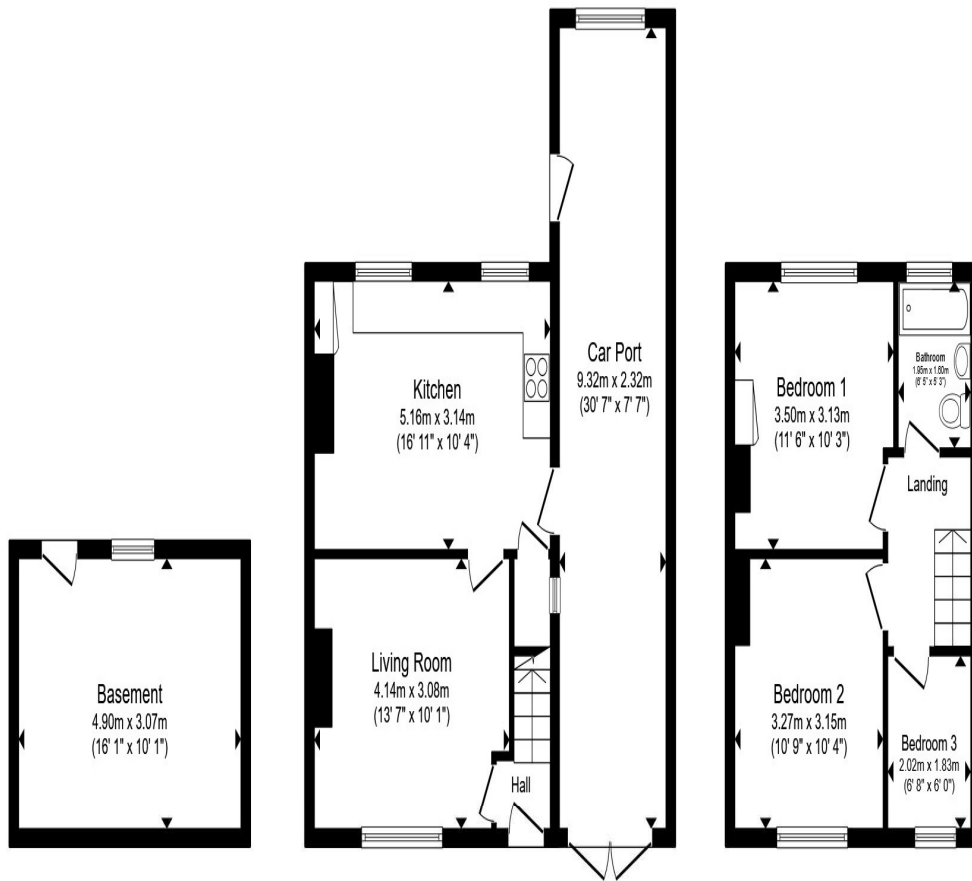
A third bedroom that works beautifully as a child's room, guest space or study. Its size and shape make it a practical, flexible addition to the home's accommodation.

### **Bathroom**

A well-appointed bathroom serving the first floor, offering a clean, modern space for daily routines. Its layout provides comfort and convenience for family life.

### **Rear Garden**

To the rear, the property opens onto a private garden that feels like a natural extension of the living spaces. With room for seating, planting and outdoor dining, it's a peaceful backdrop for summer evenings, weekend relaxation and creating a charming green haven of your own.



**Basement**

**Ground Floor**

**First Floor**

Total floor area 81.8 m<sup>2</sup> (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



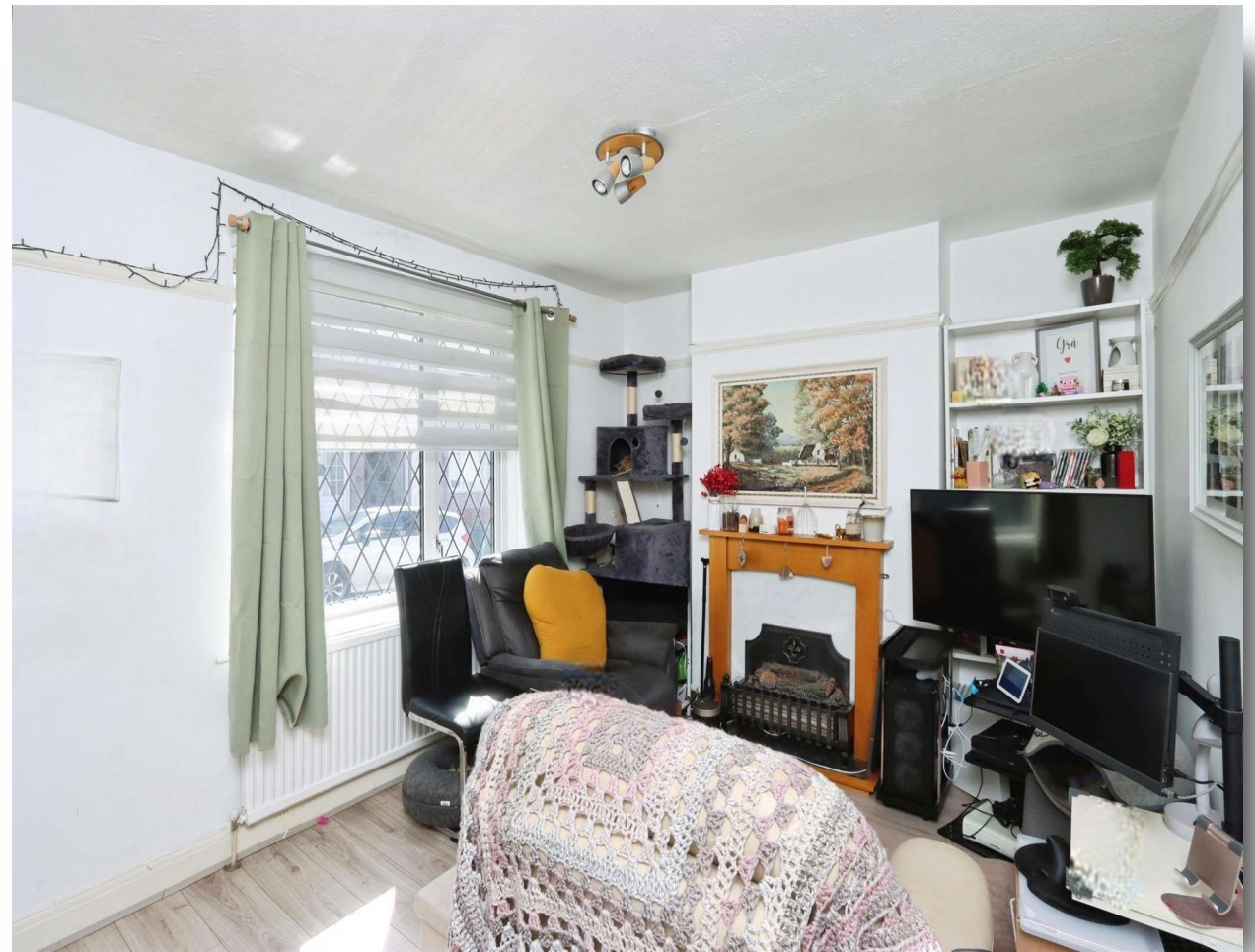
**welcome to**  
**Hartington Road,**  
**Chesterfield**

- Guide Price - £145,000 - £155,000
- Council Tax Band - A
- Sold With Tenant In Situ
- Prospective 7.2% yield
- New Boiler in 2024

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£145,000**



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Property Ref:  
CSF105133 - 0006

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