

St. Augustines Mount, CHESTERFIELD S40 2RY

william h brown

welcome to

St. Augustines Mount, CHESTERFIELD

GUIDE PRICE £125,000 - £135,000

Well-presented two-bedroom semi-detached home situated in a popular Chesterfield location. Offering a spacious lounge, ground floor WC, two double bedrooms and a modern bathroom. Benefiting from generous rear garden, ideal for first-time buyers and young families.

Front Of Property
The property is set back from the road behind a generous lawned front garden, creating an attractive approach. A pathway leads to the front entrance, while mature planting and neighbouring greenery provide a pleasant residential setting.

Hall
A welcoming entrance hall providing access to the ground floor accommodation and staircase rising to the first floor. Offering a practical space for coats and footwear, the hallway sets the tone for the rest of the home.

Lounge
A spacious and bright reception room extending the full depth of the property. Benefiting from dual-aspect windows allowing an abundance of natural light to flood the room, the lounge provides ample space for a range of seating and living furniture. Decorative feature wallpaper and a focal-point fireplace create a warm and inviting atmosphere, ideal for both relaxing and entertaining.

Kitchen
Fitted with a range of wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen incorporates space for cooking appliances and white goods, together with a sink positioned beneath the window overlooking the rear garden. Additional space is available for informal dining, while a rear doorway provides convenient access outside.

Downstairs W/C
A useful ground floor cloakroom fitted with a low flush WC and wash hand basin, providing added convenience for both residents and visitors.

Stairs & Landing
The staircase rises from the entrance hall to a central first floor landing, which provides access to both bedrooms, the family bathroom and a useful storage cupboard.

Bedroom One
A generous double bedroom positioned to the front of the property. Offering ample space for a range of bedroom furniture, the room enjoys a bright aspect and provides comfortable accommodation for the principal occupants.

Bedroom Two
A further well-proportioned double bedroom overlooking the rear garden. Versatile in its use, the room could serve as a guest bedroom, child's room or home office while still accommodating substantial furniture.

Bathroom
Fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and low flush WC. Contemporary tiling adds a stylish finish, while an obscure glazed window provides natural light and ventilation.

Rear Garden
The enclosed rear garden offers an excellent outdoor space, predominantly laid to lawn and bordered by fencing and mature greenery. A paved patio seating area provides the perfect spot for outdoor dining and entertaining, whilst the sizeable lawn creates plenty of space for children, pets and recreational activities.









Agents Note - Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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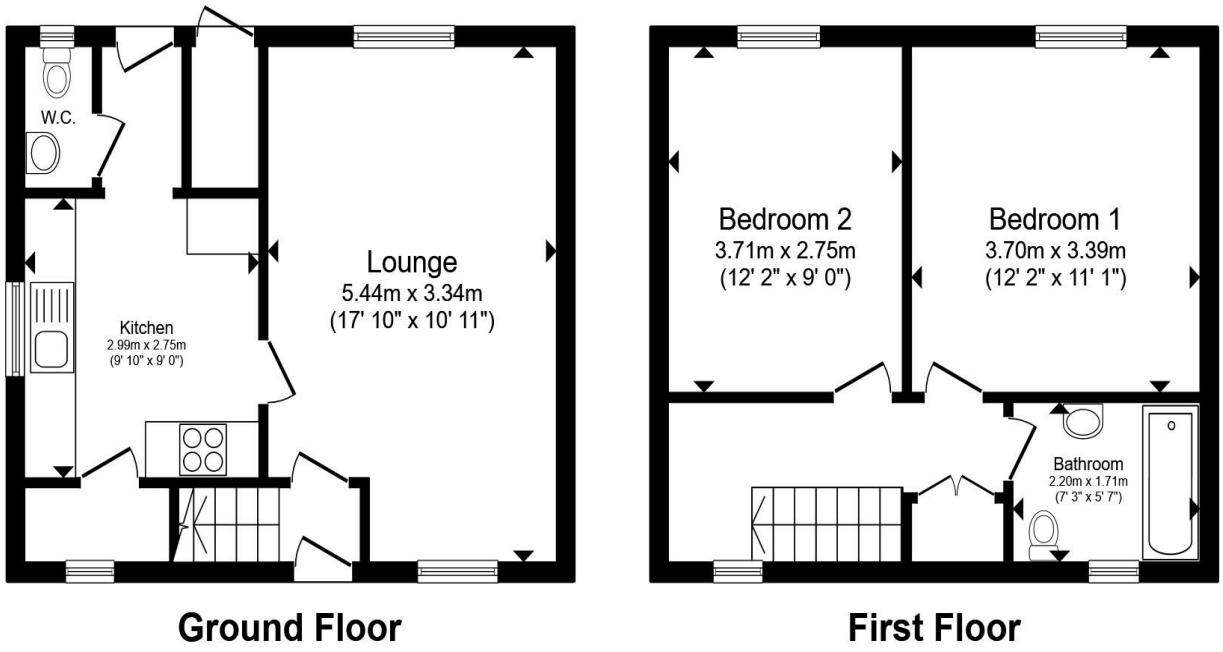
St. Augustines Mount, CHESTERFIELD

- ** GUIDE PRICE £125,000 - £135,000 **
- Council Tax Band - A
- Fitted Kitchen With Garden Access
- Ground Floor W/C
- Modern Family Bathroom

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

guide price

£125,000



Total floor area 68.8 m² (740 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

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The Property Ombudsman

Property Ref:
CSF105456 - 0004

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