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COVENT GARDEN MARKET
KEW GARDENS
HOME SWEET HOME







36 Hartington Road

Spital • Chesterfield • S41 0HE

£160,000

Welcome to this fully refurbished two-bedroom mid-terraced home, arranged over three floors and situated in the highly sought-after area of Spital. The property enjoys excellent access to a wide range of everyday amenities, while Chesterfield town centre is within comfortable walking distance, offering an extensive selection of shops, restaurants, leisure facilities and services. Queen's Park is also nearby, providing beautiful green space, walking routes and recreational facilities, while Chesterfield Royal Hospital is conveniently located close by. Commuters will benefit from excellent transport links, including Chesterfield train station, major road networks and easy access to the M1 motorway. Beautifully presented throughout, this property makes an ideal first home for buyers and young couples alike. The accommodation is entered directly into the sitting room, a versatile front-facing reception space that could be utilised as a snug, home office or additional living area. Beyond is the inner hallway, which provides access to the upper floors. To the rear is the living room, a comfortable reception space featuring a fireplace and overlooking the rear aspect. A staircase from this room leads down to the lower ground floor. The lower ground floor accommodates the kitchen, fitted with a modern range of shaker-style units and offering space for freestanding appliances. From the kitchen, a door leads into a useful lean-to area, which provides access to the rear garden and a convenient ground floor WC. This level also benefits from a useful storeroom and separate pantry, providing excellent additional storage. To the first floor are two bedrooms and the family bathroom, with the landing also benefitting from useful storage. The principal bedroom is positioned at the front of the property and is a spacious double room with additional storage. Bedroom two overlooks the rear garden and is a well-proportioned single room, ideal as a guest bedroom, nursery or home office. The bathroom is part tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC. Externally, the enclosed rear garden offers a fantastic outdoor space for relaxing and entertaining. A decked seating area adjoins the property before steps lead down to a lawned garden with a central paved pathway. Mature planting to the boundaries provides an attractive setting, while a further patio area at the rear creates an additional seating and entertaining space. On-street parking is available to the front of the property.









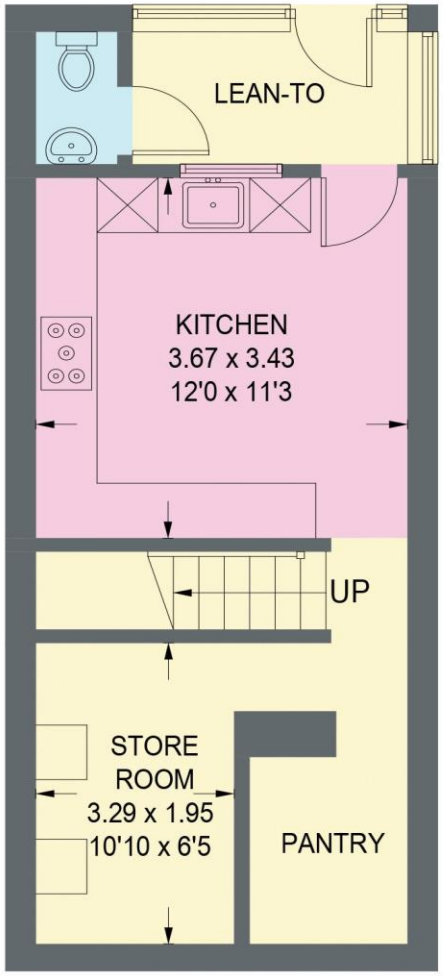


- Fully Refurbished Two Bedroom Mid Terraced House
- Arranged Over Three Floors
- Two Well Proportioned Reception Room
- Modern Shaker Style Kitchen w/ Store & Pantry
- Lower Ground Floor Store, Pantry & WC
- Two Good Sized Bedrooms
- Part Tiled Three Piece Suite Bathroom
- Enclosed Garden w/ Decking & Patio
- On Street Parking Available
- Council Tax Band A

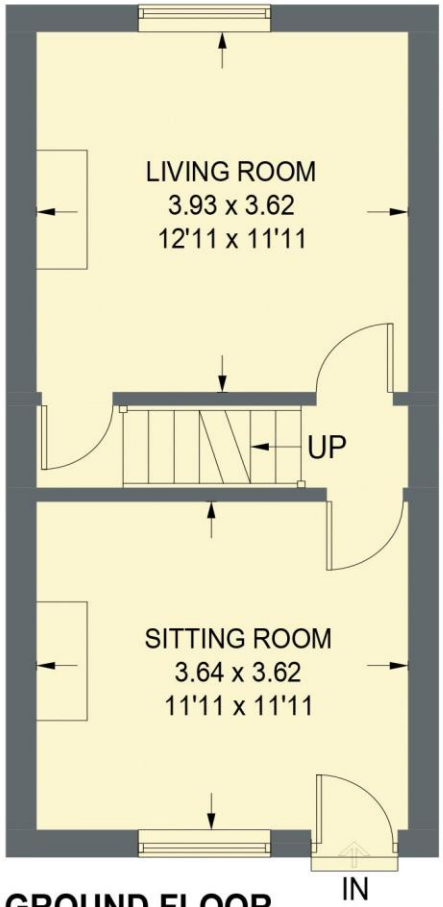

WEDDING
THIS WAY

36 HARTINGTON ROAD

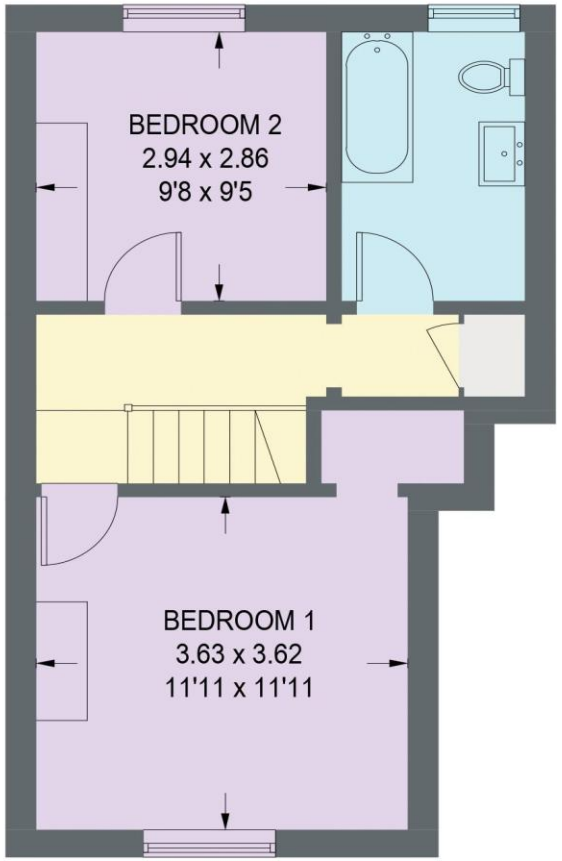
APPROXIMATE GROSS INTERNAL AREA = 99.7 SQ M / 1073.1 SQ FT



LOWER GROUND FLOOR
32.6 SQ M / 351.1 SQ FT



GROUND FLOOR
31.1 SQ M / 334.7 SQ FT



FIRST FLOOR
36.0 SQ M / 387.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1350136)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535