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# 65 Houldsworth Drive

Hady • Chesterfield • S41 0BP

£124,995

Welcome to this three-bedroom semi-detached home, offered to the market with no upward chain and situated in the popular area of Hady. The property enjoys convenient access to a variety of everyday amenities, while Chesterfield town centre is just a short drive away, offering a wider range of shopping, leisure and dining facilities. Several well-regarded schools are located nearby, and Hady Playing Fields provide attractive green space for outdoor recreation. Commuters are well catered for with excellent access to Chesterfield train station, the M1 motorway and major road networks. Offering excellent potential throughout, this property is ideally suited to buyers looking to add their own stamp, including first-time buyers, couples and small families. The property is entered via a side entrance leading into the hallway, where the staircase rises to the first floor. Positioned to the left is the ground floor bathroom, which is fully tiled and fitted with a bath and wash basin. Straight ahead from the hallway is the kitchen diner. The kitchen is fitted with a range of units in an L-shaped layout and benefits from integrated appliances alongside space for freestanding appliances. There is ample room for a dining table, along with excellent storage, creating a practical and sociable space for everyday living. To the right of the hallway is the living room, a spacious front-facing reception room featuring a useful storage cupboard and a closed fireplace, providing an attractive focal point. To the first floor are three bedrooms and a separate WC. Bedroom one overlooks the rear of the property and is a spacious double room benefitting from fitted storage cupboards. Bedroom two is positioned at the front and enjoys attractive views across the adjacent fields, while also offering generous double-bedroom proportions. Bedroom three overlooks the rear and is a well-proportioned single room with a further storage cupboard. The separate WC provides additional practicality for family living. Externally, the enclosed rear garden has been designed for ease of maintenance and is predominantly laid to patio, with space for shrubs and planting. To the side of the property is a further patio area, a low-maintenance lawn, and a useful storage shed. To the front of the property is a further lawned garden bordered by mature shrubs and planting, along with off-road parking for one vehicle.









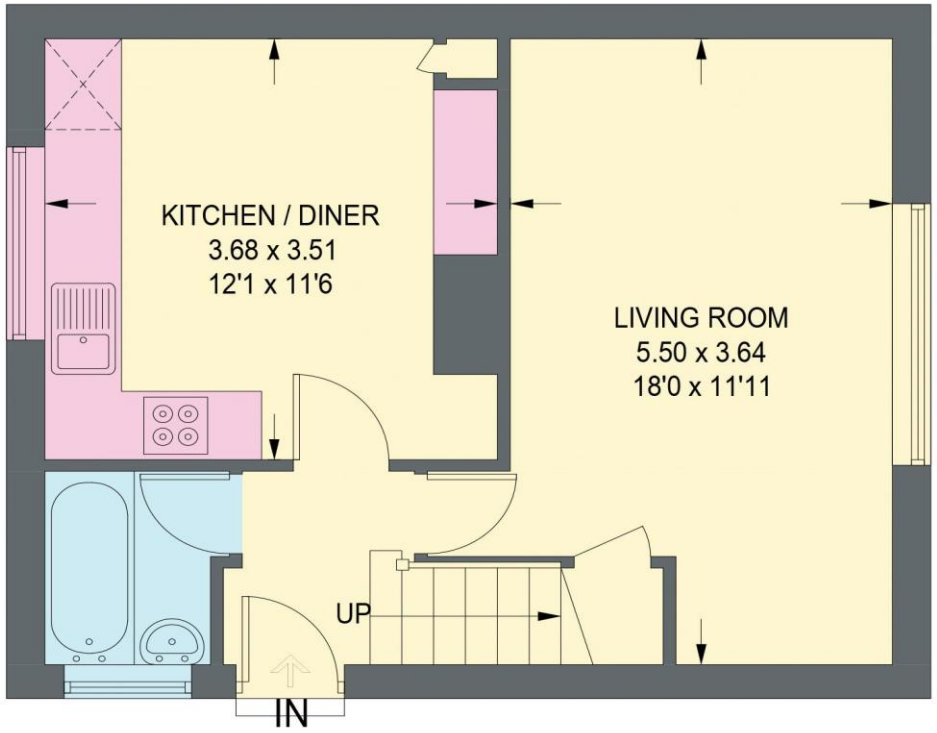
- Three Bedroom Semi Detached House
- Offered with No Upward Chain
- Ready to Personalise & Modernise
- Kitchen Diner w/ Integrated Appliances
- Space Living Room w/ Fireplace & Storage
- Fully Tiled Ground Floor Bathroom
- Three Well Proportioned Bedrooms
- Low Maintenance Rear & Side Gardens
- Front Driveway for One Vehicle
- Council Tax Band A/EPC Rating C



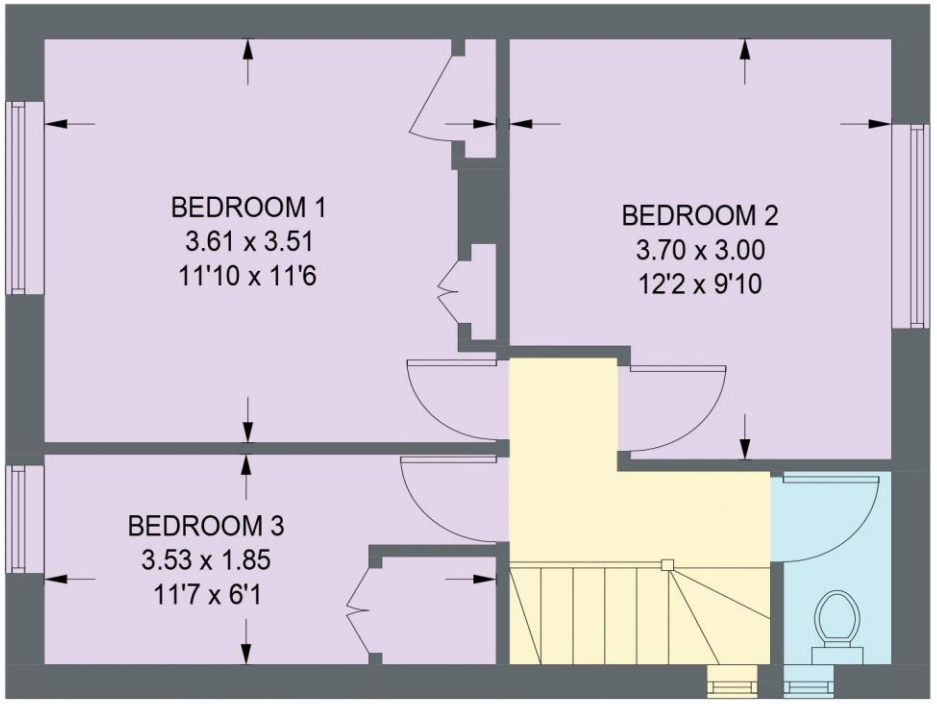


# 65 HOULDSWORTH DRIVE

APPROXIMATE GROSS INTERNAL AREA = 72.5 SQ M / 780.1 SQ FT




**GROUND FLOOR = 35.8 SQ M / 385.8 SQ FT**




**FIRST FLOOR = 36.6 SQ M / 394.4 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1346508)

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.



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