







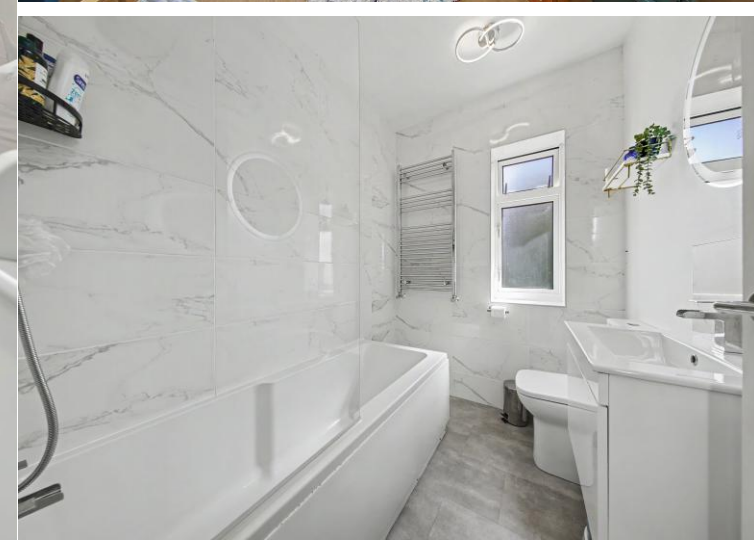
54 St. Augustines Avenue

Boythorpe • Chesterfield • S40 2SH

£150,000

Welcome to this fully modernised and beautifully renovated two-bedroom end-terraced home, ideally situated in the popular area of Boythorpe. The property enjoys a convenient location just a short distance from Chesterfield town centre, providing access to a wide range of shops, restaurants, leisure facilities, and everyday amenities. Well-regarded schools are located nearby, while excellent transport links include easy access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Queens Park and Somersall Park are both within easy reach, offering attractive green spaces, leisure facilities, and scenic walking routes, while the Peak District is only a short drive away. This impressive home is ready to move straight into and is ideally suited to first-time buyers, couples, and small families alike. The property is entered via a welcoming entrance hallway, which provides access to the staircase and principal living accommodation. To the left is the living room, a stylish front-facing reception space enhanced by contemporary wall panelling and a feature media wall, creating a modern and comfortable environment for everyday living. A door leads through to the kitchen diner, fitted with a modern range of units in an L-shaped layout and incorporating integrated appliances. The room offers space for a small dining area, making it both practical and sociable. The kitchen opens into a separate utility area, which provides space for freestanding appliances, access to a convenient ground floor WC, and an external door leading to the rear garden. To the first floor are two bedrooms and the family bathroom. Bedroom one is a spacious front-facing double bedroom, while bedroom two overlooks the rear garden and is another well-proportioned room offering flexible accommodation. The family bathroom has been fully modernised and is finished with contemporary tiling throughout. The suite comprises a bath with overhead shower, wash basin, and WC. Externally, the property benefits from a generous enclosed rear garden. A patio seating area extends directly from the property before leading onto a long, well-maintained lawn. To the rear of the garden is a decked seating area, providing an ideal space for entertaining and outdoor relaxation. To the front of the property is a small lawned garden, while on-street parking is available nearby.



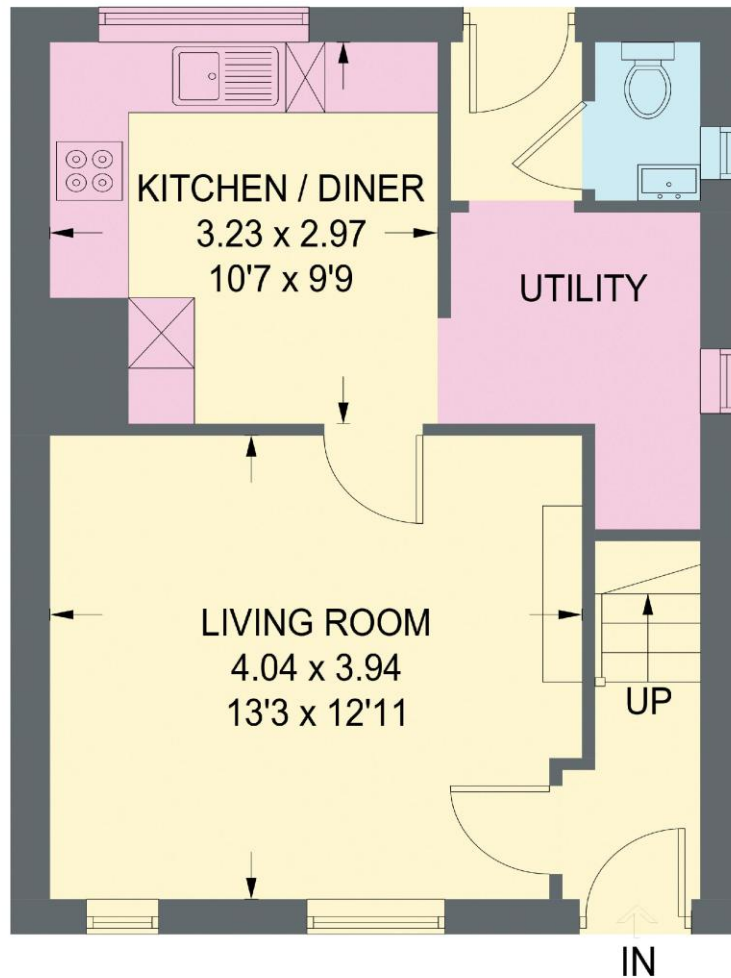


- Two Bedroom End Terraced House
- Fully Modernised & Renovated Internally
- Stylish Front Living Room w/ Panelling & Media Wall
- Modern L Shaped Kitchen Diner
- Further Utility & WC
- Two Good Sized Bedrooms
- Fully Tiled Modern Three Piece Suite Bathroom
- Large Enclosed Rear Garden & Patio
- On Street Parking Available
- Council Tax Band A/EPC Rating D

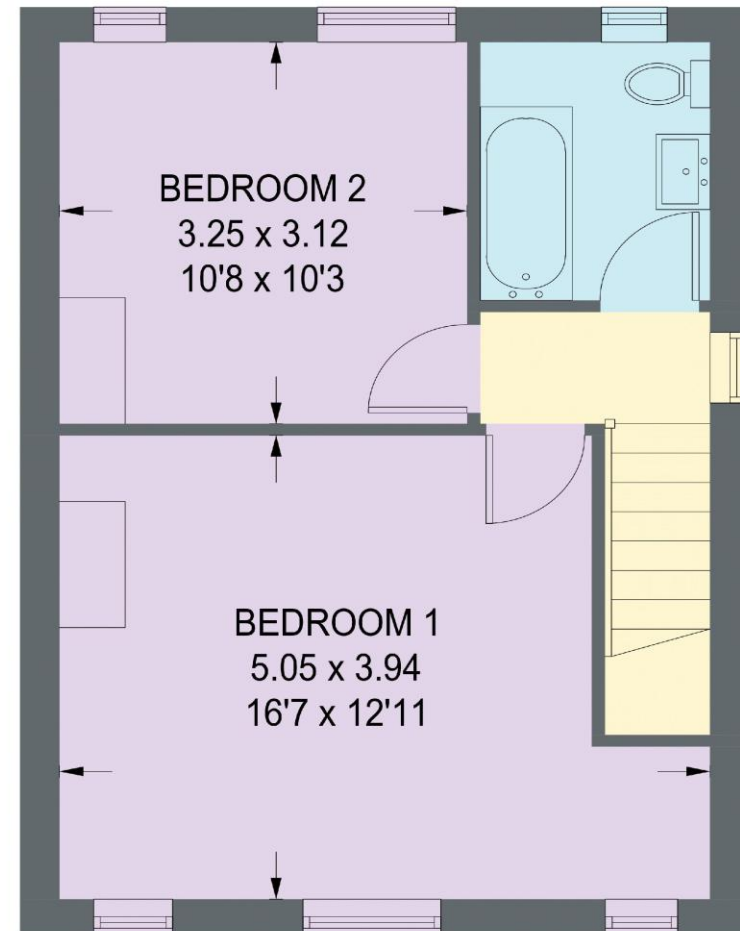


54 ST AUGUSTINES AVENUE

APPROXIMATE GROSS INTERNAL AREA = 72.6 SQ M / 781.6 SQ FT



GROUND FLOOR
36.2 SQ M / 389.8 SQ FT



FIRST FLOOR
36.4 SQ M / 391.8 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1331268)



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