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estate agents

**92 Belmont Drive**  
Staveley, Chesterfield, S43 3PH

**Guide price £125,000**

## 92 Belmont Drive

Staveley, Chesterfield, S43 3PH

Guide Price £125,000 - £130,000

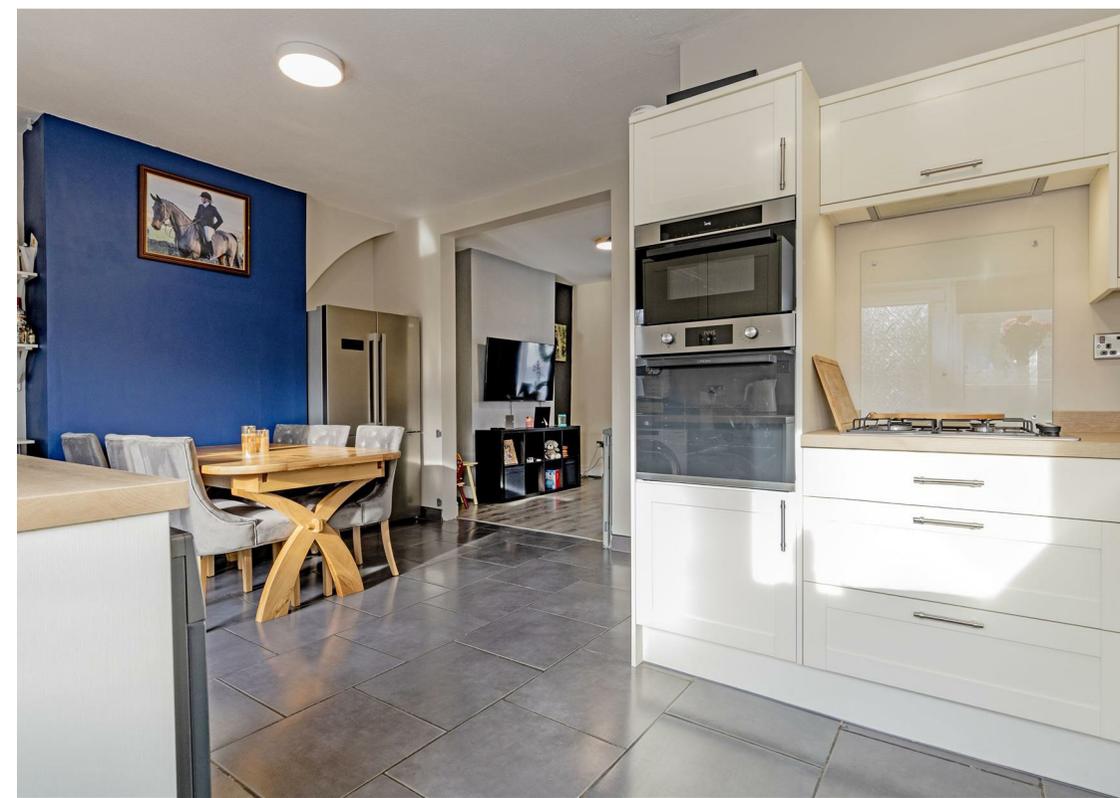
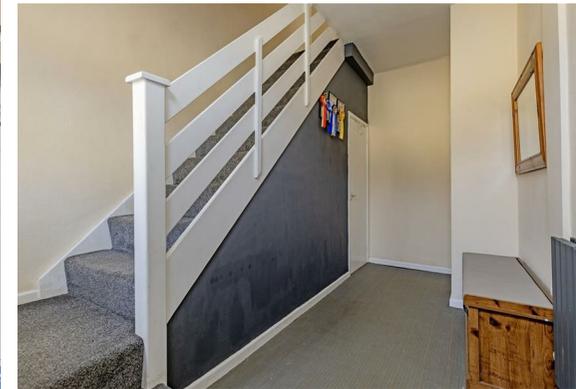
Extremely well presented and modernised TWO DOUBLE BEDROOM mid-terrace which is ideally suited to either first time buyers, small families or investors alike.

Located in this Ever Popular Residential area within close proximity to all local amenities, schools, bus routes & major commuter links including M1 Junc 29a/30.

Benefitting from uPVC double glazing and Gas Central Heating (Baxi Combi Boiler) this property offers open plan living downstairs & includes entrance hall, reception room, Splendid modern kitchen / dining room. First floor main double bedroom with built in wardrobe / store cupboard, second double bedroom and superb fully tiled 3 piece suite family bathroom.

Externally to the front of the property offers a low maintenance patio area.

Concrete driveway to the rear of the property with double swing gates, with ample car standing space and fenced boundaries. Low maintenance garden, with mature lawn area. Fully wired (electrical) shed is to be included.





### **Additional Information**

Certain internal furniture is available by negotiation.

Shed with power is included in the sale

### **Additional Information**

Gas Central Heating - Baxi Combi Boiler

uPVC double glazed windows

Gross Internal Floor Area - 81.4 Sq.m/ 875.9 Sq.Ft.

Council Tax Band - A

Secondary School Catchment Area-  
Netherthorpe School / Springwell  
Community College (shared)

### **Entrance Hall**

13'7" x 7'11" (4.14m x 2.41m)

Front uPVC entrance door. Spacious entrance hall, with stairs to the first floor and under stair storage cupboard.

### **Open Plan Modern Kitchen / Dining Room**

19'3" x 12'5" (5.87m x 3.78m)

Comprising of a full range of Cream fronted base and wall units with complimentary Oak work surfaces with matching upstands, inset stainless steel sink. Integrated oven and microwave, gas hob and integrated extractor fan above with glass splash back. Space and plumbing for washing machine and dryer. Tiled floor. Space for fridge freezer

### **Reception Room**

10'6" x 10'6" (3.20m x 3.20m)

Beautifully presented family living which is open plan to the kitchen/diner. Feature radiator. Front aspect window.

### **First Floor Landing**

8'1" x 2'6" (2.46m x 0.76m)

Access into the insulated loft space with boarding and lighting.

### **Front Double Bedroom One**

15'5" x 10'7" (4.70m x 3.23m)

Generous room with built in wardrobe / store cupboard where the Combi boiler is located. Front aspect window.



### Rear Double Bedroom Two

12'7" x 10'9" (3.84m x 3.28m)

Good-sized second double bedroom with views over the rear garden.

### Superb Modern Family Bathroom

9'5" x 7'11" (2.87m x 2.41m)

Stunning fully tiled family bathroom comprising of a three piece suite which includes shower bath with chrome waterfall tap, overhead rainfall shower with screen. Wash hand basin, set within a splendid vanity unit and low level W/C.



### Outside

Externally to the front of the property offers a low maintenance patio area.

Concrete driveway to the rear of the property with double swing gates, with ample car standing space and fenced boundaries. Low maintenance garden, with mature lawn area. Shed with power is to be included.



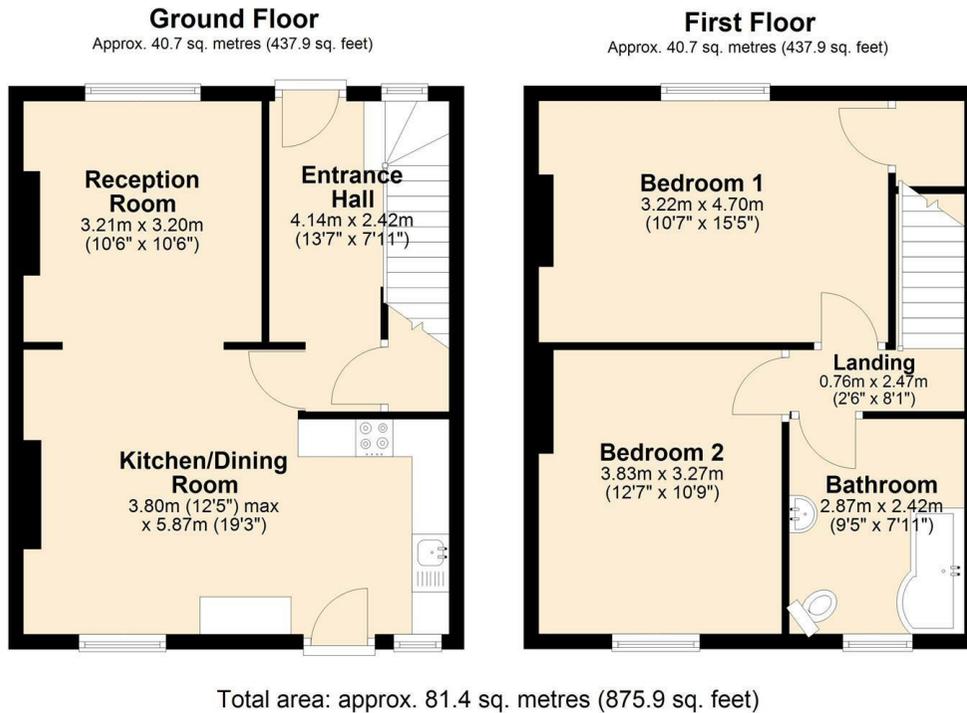
### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

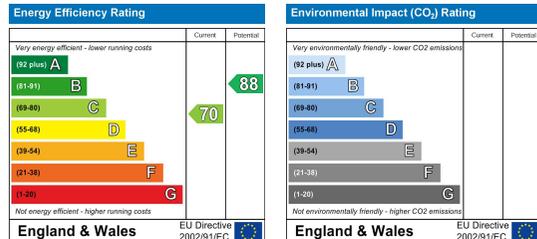
## Floor Plan



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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