







28 Linacre House

Archdale Close • Chesterfield • S40 2GE

£139,950

Welcome to this spacious two double-bedroom second-floor apartment, ideally positioned close to Chesterfield town centre. The property enjoys a highly convenient location, within walking distance of both Chesterfield town centre and the popular Chatsworth Road, renowned for its excellent selection of independent cafés, shops, restaurants, and everyday amenities. Queen's Park is also nearby, offering attractive green spaces, leisure facilities, and walking routes. Excellent transport links include convenient access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. This property presents an ideal opportunity for single professionals, couples, or investors seeking a buy-to-let opportunity. The apartment is entered via a welcoming hallway, which benefits from a useful storage cupboard. Positioned to the front of the property is the spacious lounge diner, a bright and well-proportioned open-plan living space offering ample room for both seating and dining. A feature bay window enhances the room, creating an ideal area for a dining table while allowing plenty of natural light. Accessed from the lounge diner is the kitchen, fitted with a modern range of shaker-style units incorporating integrated appliances, alongside space for additional freestanding appliances. The practical layout provides ample storage and workspace for everyday living. From the hallway, both bedrooms are positioned to the rear of the property and are generous double rooms. The principal bedroom benefits from its own part-tiled three-piece ensuite shower room, comprising a shower cubicle, wash basin, and WC. Bedroom two is another well-proportioned double room overlooking the rear aspect. The family bathroom is fitted with a part-tiled three-piece suite comprising a bath, wash basin, and WC. Externally, the property benefits from off-road parking.





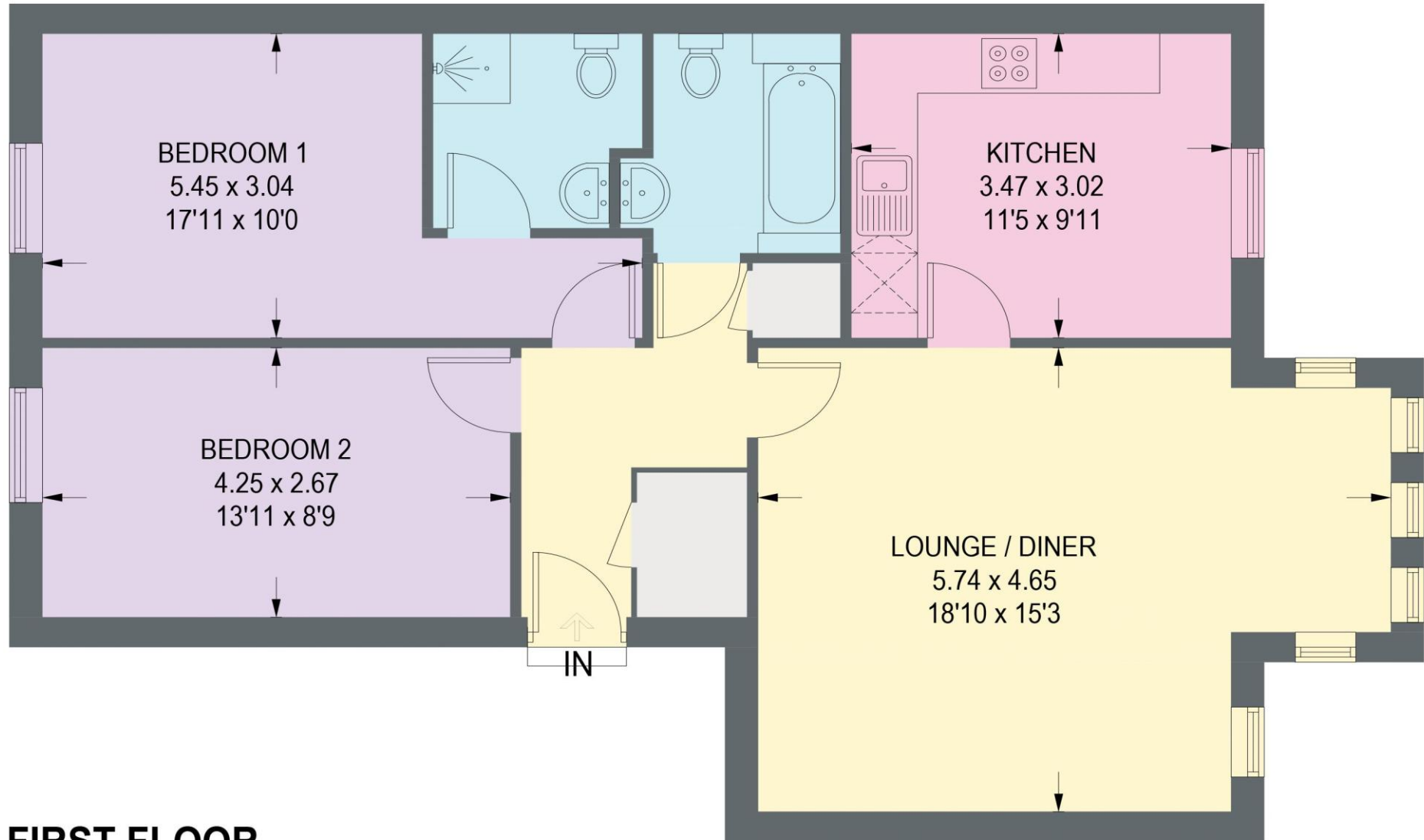
- Two Double Bedroom Second Floor Apartment
- Walking Distance to Chesterfield Town Centre
- Ideal First Home or Rental Opportunity
- Spacious Open Plan Lounge Diner w/ Bay Window
- Modern Shaker Style Kitchen
- Two Double Sized Bedrooms
- Modern Three Piece Suite Bathroom & Ensuite Shower Room
- Off Street Parking
- Close to Local Amenities w/ Great Transport
- Council Tax Band B





28 LINACRE HOUSE

APPROXIMATE GROSS INTERNAL AREA = 74.6 SQ M / 803.1 SQ FT



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1322109)

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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