



Church Road, Stanfree, Chesterfield S44 6AQ

welcome to

Church Road, Stanfree, Chesterfield

For sale by modern auction, this tidy three-bedroom home features a bright lounge, sociable dining room and rear kitchen with garden access. Upstairs offers three bedrooms and a fresh bathroom, plus a private driveway and enclosed rear garden.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Yard / Driveway

A neat and welcoming frontage that sets the tone for the home, with a private driveway offering convenient off-road parking right at the door and space for three cars. The simple, well-kept frontage frames the property nicely, giving a positive first impression before you even step inside.

Lounge

A welcoming lounge at the front of the property immediately sets the tone for the home, offering generous proportions and a comfortable sense of space. Natural light filters through the wide window, making the room feel bright.

Dining Room

Positioned at the heart of the ground floor, the dining room provides a natural link between the lounge and the kitchen. Its well-balanced floorplan makes it ideal for family meals or hosting friends, with plenty of room for a full dining set. A door leads directly outside, making it convenient for stepping into the garden.

Kitchen

Tucked neatly at the rear, the kitchen is compact yet practical, with everything within easy reach. Its layout lends itself to efficient cooking, and the rear aspect brings in steady daylight.

Stairs / Landing

The staircase rises from the dining room, leading to a bright landing that connects all three bedrooms and the bathroom.

Bedroom One

A generous main bedroom stretching across the full width of the property, offering excellent floor space and a peaceful atmosphere. The proportions allow for a full suite of bedroom furniture while still feeling uncluttered, making it a restful retreat at the end of the day. This room is also fitted with heat recovery ventilation units.





Bedroom Two

A comfortable second bedroom overlooking the rear, ideal as a child's room, guest room, or even a dedicated workspace. Its shape makes furnishing straightforward and the rear aspect provides a quieter outlook. This room is has also been fitted with heat recovery ventilation units.

Bedroom Three

A well-planned third bedroom that works perfectly as a nursery, study, or hobby room. Compact but functional, it adds valuable flexibility to the home and adapts easily to changing needs.

Bathroom

A neatly arranged bathroom with a practical layout, offering space for a bath with shower over bath, wash basin, and WC. The rear window brings in natural light, helping the room feel fresh and bright.

Rear Garden

A private rear garden extending directly from the Dining Room, offering the option for outdoor living. Whether kept low-maintenance or developed into a more landscaped space, it provides room for seating, planting, and everyday enjoyment. Its position makes it ideal for relaxing in warmer months or creating a safe play area.



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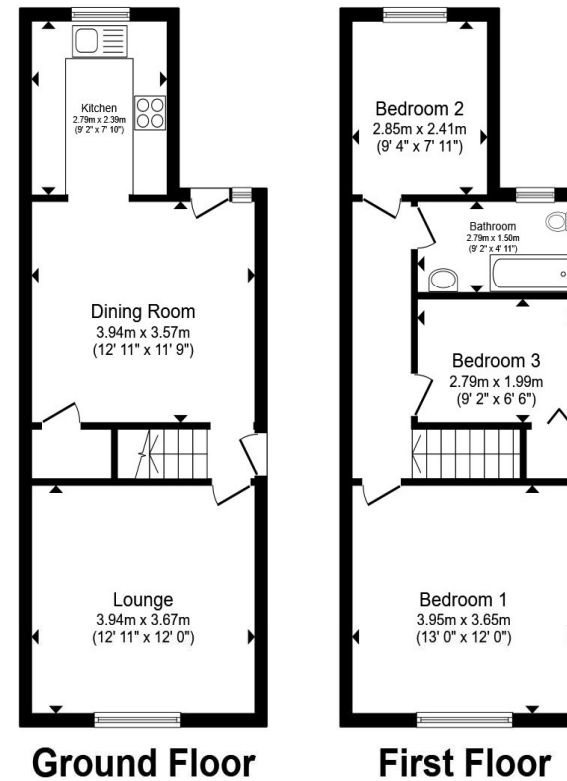
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band - A
- Start Bid £100,000

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

guide price

£100,000



Total floor area 78.7 m² (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
CSF105162 - 0003

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