







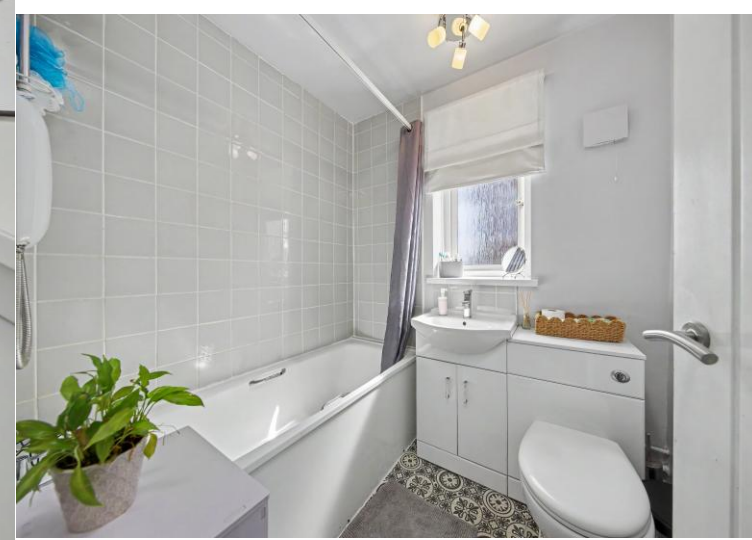
## 8 Sales Avenue

New Tupton • Chesterfield • S42 6YG

£140,000

A well-presented two double bedroom semi-detached home, ideally located in New Tupton. The property is conveniently positioned close to a range of everyday amenities, including shops and local services, with further facilities available in nearby Clay Cross. Well-regarded schools are also within easy reach. The area benefits from a selection of green spaces, including Tupton Park, and is also close to the Five Pits Trail, ideal for walking and outdoor activities. Excellent transport links are available, with the M1 motorway nearby and straightforward access to major road routes. This property makes an excellent first home and is equally well suited to couples or small families. The property is entered via a welcoming hallway, which leads directly through to the spacious lounge diner. This is a well-proportioned room with views over the rear garden, offering ample space for both seating and dining. The room flows through into an extended garden room, providing additional seating space and featuring double doors that open onto the rear garden. From the hallway, a left turn leads into the kitchen. The kitchen is fitted with modern shaker-style units and includes integrated appliances, as well as space for freestanding appliances. A door at the end of the kitchen provides access to the rear garden. To the first floor are two double bedrooms and the family bathroom. Bedroom one is a spacious and extended double room with a storage cupboard, benefiting from dual aspects overlooking both the front and rear. Bedroom two is also a double, featuring built-in storage, overlooking the rear garden and complemented by an additional side window. The family bathroom is fitted with a modern three-piece suite, comprising a bath with overhead shower, sink and WC. Externally, the rear garden is spacious, enclosed and well maintained. It begins with a patio area, ideal for outdoor seating, with steps leading up to a lawned garden. The plot is long and well laid out, featuring a further small patio area and an extended lawn, making it ideal for children and outdoor use. To the front of the property is a spacious gravelled area. On-street parking available with potential for off street parking subject to the necessary permissions.



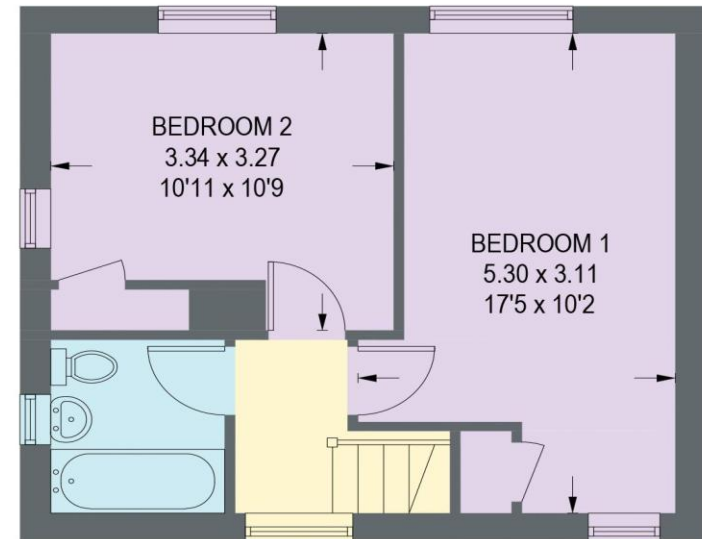
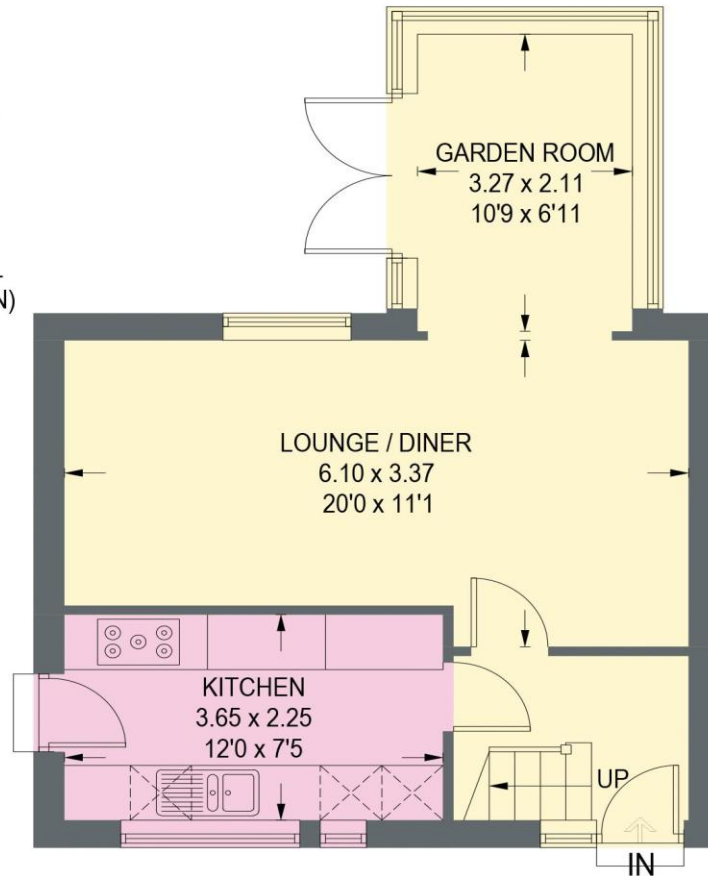
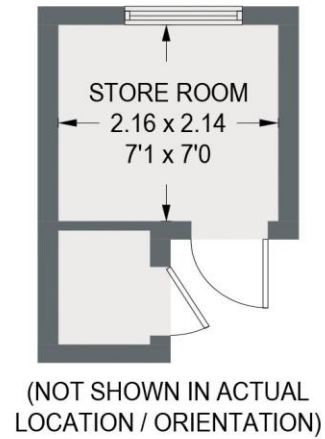


- Well Presented Two Double Bedroom Semi Detached House
- Ideal First Home
- Spacious Lounge Diner
- Extended Open Garden Room w/ Doors onto Rear Garden
- Modern Shaker Style Kitchen
- Two Generous Double Bedrooms
- Modern Three Piece Suite Bathroom
- Enclosed Rear Garden & Patio
- On Street Parking w/ Potential for Off Street
- Council Tax Band A/EPC Rating C



# 8 SALES AVENUE

APPROXIMATE GROSS INTERNAL AREA = 77.1 SQ M / 830 SQ FT  
(INCLUDING OUTBUILDING)



**GROUND FLOOR (INCLUDING OUTBUILDING)**  
**44.9 SQ M / 483.6 SQ FT**

**FIRST FLOOR = 32.2 SQ M / 346.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1304977)



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