







21 Elton Street

Boythorpe • Chesterfield • S40 2LA

£120,000

Welcome to this two-bedroom mid-terraced home, offered with no upward chain, situated in the popular area of Boythorpe and offering excellent access to Chesterfield town centre and its wide range of amenities, including shops, restaurants, leisure facilities, and everyday conveniences. The property is also ideally positioned for access to Queen's Park, providing attractive green spaces, leisure opportunities, and walking routes, while the Peak District is within easy reach for those who enjoy the outdoors. Excellent transport links, including major road networks, Chesterfield train station, and regular bus services, make this an ideal purchase for first-time buyers, couples, or investors seeking a rental opportunity. The property is entered directly into the living room, a well-proportioned front-facing reception room providing a comfortable and welcoming living space. To the rear is the kitchen diner, fitted with a modern range of gloss units arranged in a practical U-shaped layout. The kitchen benefits from integrated appliances alongside space for freestanding appliances and offers room for a small dining table, creating a practical space for everyday living. Internal doors provide access to the staircase and useful storage areas. Beyond the kitchen is a rear utility porch, offering additional space for freestanding appliances and access to a convenient ground floor WC. Sliding doors provide access to the rear yard. To the first floor are two bedrooms and the family bathroom. Bedroom one is a spacious front-facing double room benefitting from fitted wardrobes. Bedroom two overlooks the rear and is a single bedroom, which also provides access to the second floor. The bathroom is fully tiled and fitted with a white three-piece suite comprising a bath with overhead shower, wash basin, and WC. Occupying the second floor is a versatile occasional room, benefitting from a rear-facing skylight and useful storage. This flexible space is ideal as a study, hobby room, or occasional workspace. Externally, the property benefits from a small enclosed rear yard with a useful storage room. To the front of the property, on-street parking is available.





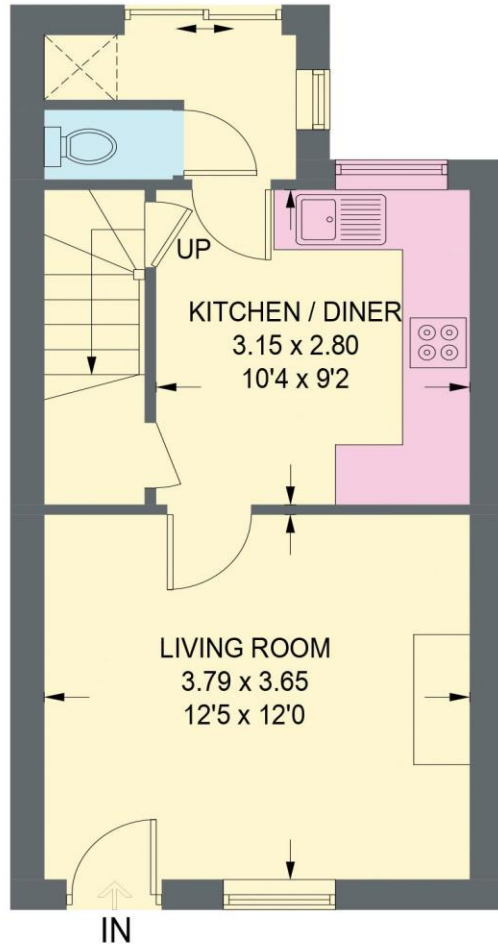
- Offered with No Upward Chain
- Two Bedroom Mid Terraced House
- Spacious Front Facing Living Room
- U Shaped Kitchen w/ Small Dining Space
- Rear Utility Porch & WC

- Two First Floor Bedrooms & Occasional Room on Second Floor
- White Three Piece Suite Bathroom
- Enclosed Rear Yard & Store
- On Street Parking
- Council Tax Band A/EPC Rating D

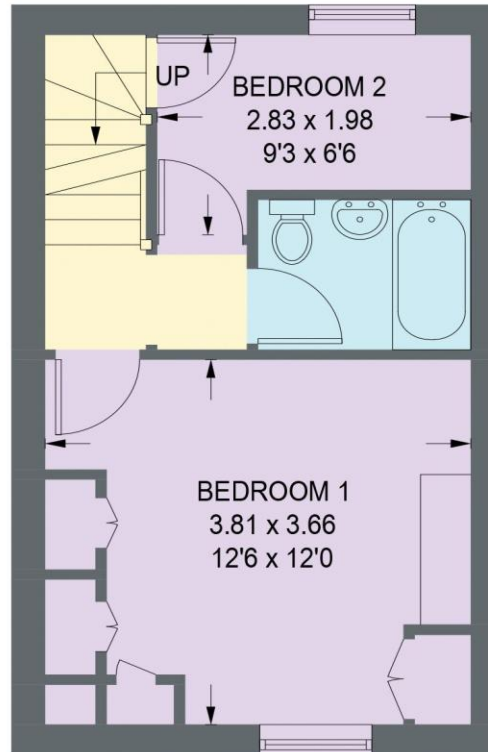


21 ELTON STREET

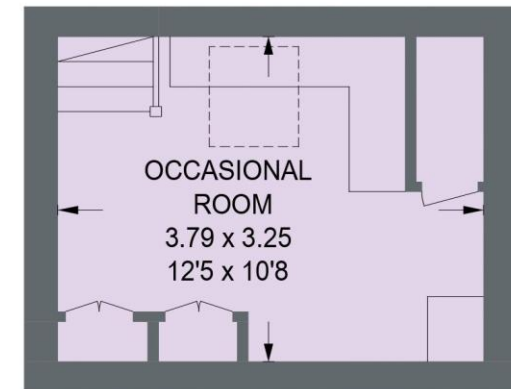
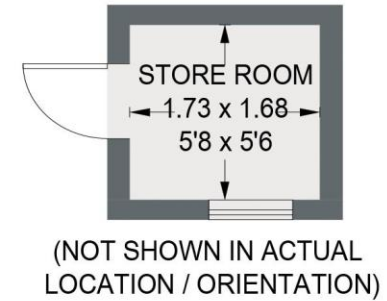
APPROXIMATE GROSS INTERNAL AREA = 71.3 SQ M / 767.1 SQ FT
(INCLUDING STORE)



GROUND FLOOR
32.6 SQ M / 350.8 SQ FT



FIRST FLOOR
26.4 SQ M / 283.6 SQ FT



SECOND FLOOR
12.3 SQ M / 132.6 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1326577)

