



29 Queen Street,
Chesterfield, S40 4SF

£175,000

W
WILKINS VARDY

£175,000

IDEAL STARTER HOME - MID TERRACE HOUSE - TWO DOUBLE BEDS - EDGE OF TOWN CENTRE LOCATION - BROOKFIELD SCHOOL CATCHMENT

Occupying a generous plot is this well proportioned mid terrace home offering 1051 sq. ft. of neutrally presented accommodation. The property features two good sized reception rooms, a useful cellar, and a galley style kitchen with some integrated appliances. To the first floor are two good sized double bedrooms, one having fitted storage, and a family bathroom/WC. Externally, there is off street parking for two vehicles to the front, together with a rear yard leading to a lawned garden beyond.

Located on the edge of the Town Centre, the property is well placed for accessing the local amenities on Newbold Road, and for the Train Station and Chesterfield College, as well as being ideally situated for commuter links towards Dronfield, Sheffield and the M1 Motorway. The property is also within the Brookfield School catchment area.

- WELL PROPORTIONED MID TERRACE HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- GALLEY KITCHEN WITH SOME INTEGRATED APPLIANCES
- BATHROOM/WC
- BROOKFIELD SCHOOL CATCHMENT AREA
- EDGE OF TOWN CENTRE LOCATION
- USEFUL CELLAR
- TWO DOUBLE BEDROOMS, ONE WITH FITTED WARDROBES
- OFF STREET PARKING & EAST FACING REAR GARDEN
- EPC RATING: E

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 97.6 sq.m./1051 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into the ...

Living Room

12'4 x 12'4 (3.76m x 3.76m)
A good sized front facing reception room having a feature fireplace with an inset electric fire.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

12'4 x 12'4 (3.76m x 3.76m)
A second good sized reception room being rear facing. A door gives access to steps which descend down into the cellar.

Cellar

12'4 x 12'4 (3.76m x 3.76m)
A useful storage area.

Galley Kitchen

13'3 x 5'6 (4.04m x 1.68m)
Fitted with a range of white gloss wall, drawer and base units with complementary work surfaces and matching splashbacks.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with glass splashback and concealed extractor over.
Space and plumbing is provided for a washing machine.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With storage area.

Bedroom One

15'5 x 12'4 (4.70m x 3.76m)
A generous double bedroom with two windows overlooking the front of the property.
This room has a feature cast iron fireplace and a range of fitted wardrobes with sliding doors.

Bedroom Two

12'4 x 11'2 (3.76m x 3.40m)
A good sized rear facing double bedroom having a built-in over stair storage cupboard.

Bathroom

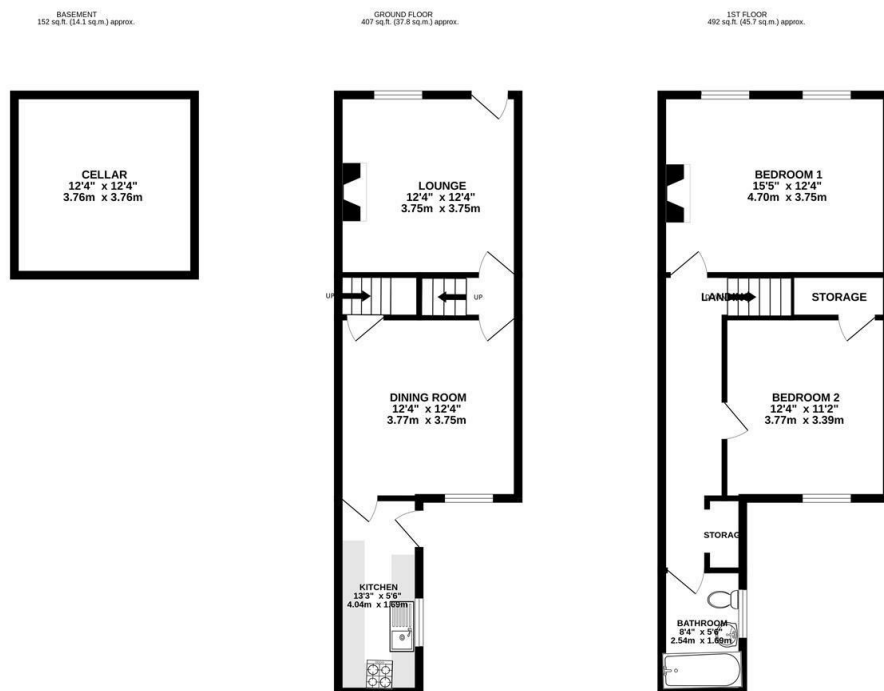
8'4 x 5'8 (2.54m x 1.73m)
Having waterproof boarding to the walls and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, counter top circular hand wash basin with vanity unit below, and a low flush WC.

Outside

To the front of the property there is a resin driveway providing off street parking.

A shared side gennel gives access to the rear of the property where there is a resin yard/seating area and a lawn with paved path to the side leading down to a hardstanding area suitable for a garden shed/summerhouse.





TOTAL FLOOR AREA: 1051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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RICS

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VIEWINGS

All viewings are to be arranged through the agent.

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, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC



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