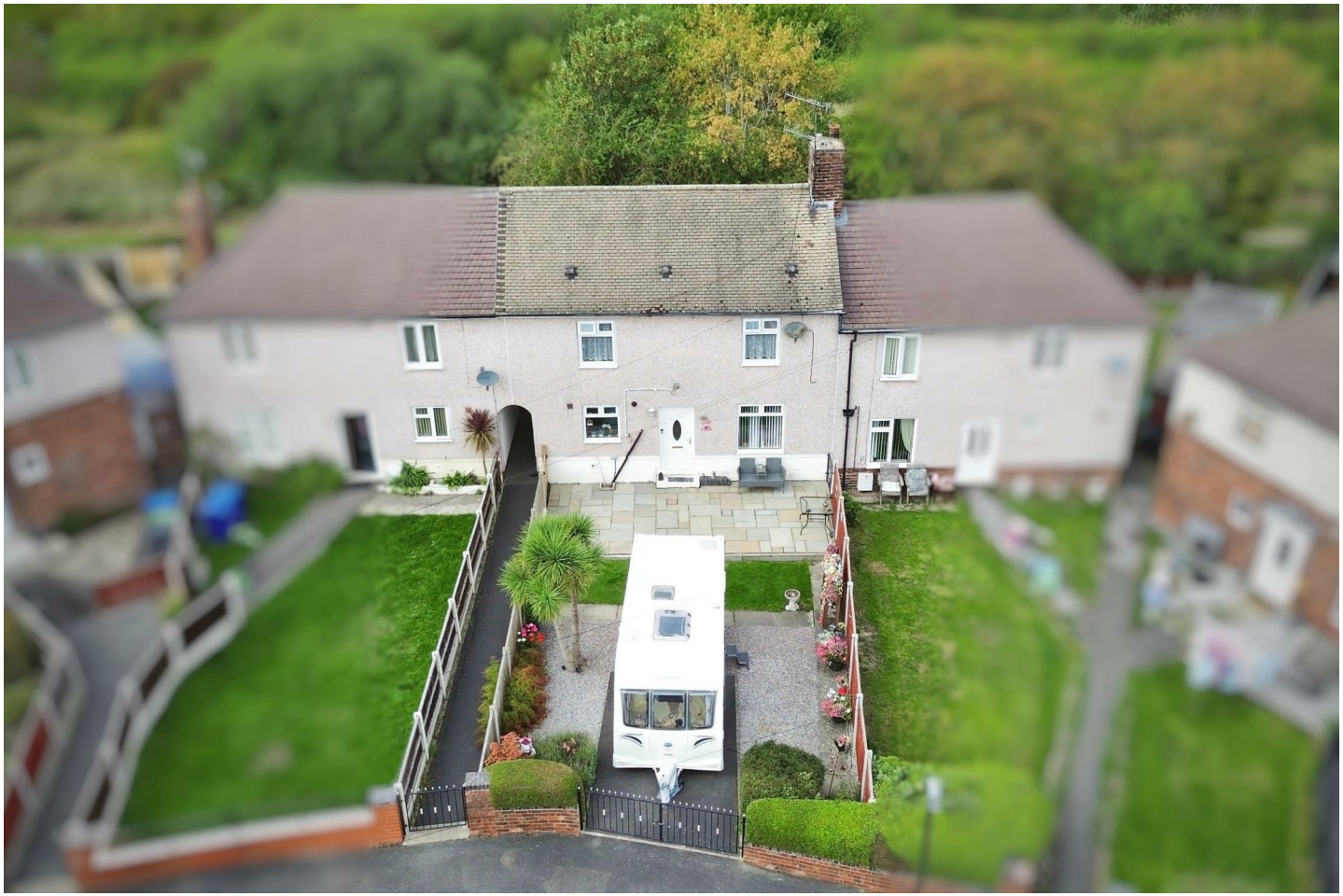

20 POOLSBROOK VIEW

CHESTERFIELD, S43 3LA

£130,000

FREEHOLD

Guide Price £130,000 - £140,000

Three Bedroom Mid-Terraced Family Home – Good-Sized Plot – Off-Road Parking – Popular Poolsbrook

Situated in the heart of the popular and well-established village of Poolsbrook, Chesterfield, is this attractive three-bedroom mid-terraced property, offering well-proportioned accommodation together with a particularly good-sized plot.The property would make an excellent purchase for a first-time buyer, young family or investor, providing versatile living accommodation and useful outdoor space. The property also benefits from off-road parking, a newly laid Indian stone patio and two useful garden sheds.Poolsbrook is a sought-after residential location on the outskirts of Chesterfield, offering a pleasant village atmosphere while remaining within easy reach of the town and its range of shops, restaurants, schools and amenities. One of the area's particular attractions is Poolsbrook Country Park, which is close to the property and provides beautiful open spaces, woodland, lakes and a variety of walking and cycling routes. The location is ideal for those who enjoy getting outdoors, whilst also providing convenient access to the surrounding road network and nearby towns and villages. Briefly comprising of entrance with stairs rising to the first floor accommodation, lounge with windows to the front and rear allowing extra natural light, dining kitchen with a range of wall and base units, downstairs bathroom and cloakroom area. There are 3 bedrooms to the first floor, the master having fitted wardrobes. BOOK A VIEWING NOW - DO NOT MISS OUT

Sue Furniss

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20 POOLSBROOK VIEW

• Guide Price £130,000 - £140,000 • Perfect For A First Time Buyer Or Family • Standing On A Good Sized Plot • Driveway Providing Off Road Parking • Spacious Lounge • Dining Kitchen • Family Bathroom And Separate Cloakroom • Including Wooden And Tin Sheds • Outside Electric Sockets And Outside Tap • BOOK A VIEWING NOW - DO NOT MISS OUT

Entrance Hall

With front door leading into the entrance hall having stairs rising to the first floor accommodation.

Lounge

With windows overlooking the front and rear elevations allowing extra natural light, coving to the ceiling and two central heating radiators.

Dining Kitchen

With a range of wall and base units having complimentary work surfaces over. There is plumbing for automatic washing machine, stainless steel sink unit with mixer tap, boiler, window overlooking the front and central heating radiator.

Family Bathroom

Briefly comprising of panelled bath with shower over and folding glass shower screen. The walls are fully tiled, window overlooking the rear and heated towel rail.

Downstairs Cloakroom

Having a close coupled WC and vanity wash hand basin with storage cupboards built into the vanity unit.

First Floor Landing

With window overlooking the rear and having central heating radiator.

Bedroom One

This spacious master bedroom has built in wardrobes, one with mirrored door and having two central heating radiators. There are windows to the front and rear elevations allowing extra natural light.

Bedroom Two

With window overlooking the front and central heating radiator. Useful storage cupboard

Bedroom Three

With window overlooking the rear and central heating radiator.

Outside

To the front of the property are double gates which lead onto the driveway providing off road parking. There is also a gate which leads to the side of the property and onto the rear garden. The front garden is fully fenced, has a newly laid Indian stone patio which is perfect for enjoying your morning coffee in the sun or entertaining. There are two electric sockets to the front garden and an outside tap. To the rear of the property are two sheds which will be included in the sale and brick built outbuilding. There is a lawned area of garden, fully enclosed and has a newly fitted gate to the side of the property. There is also an artificial lawn which makes it a perfect low maintenance part of the garden. The outbuildings make perfect outdoor storage.

20 POOLSBROOK VIEW

20 POOLSBROOK VIEW

ADDITIONAL INFORMATION

Local Authority – Chesterfield

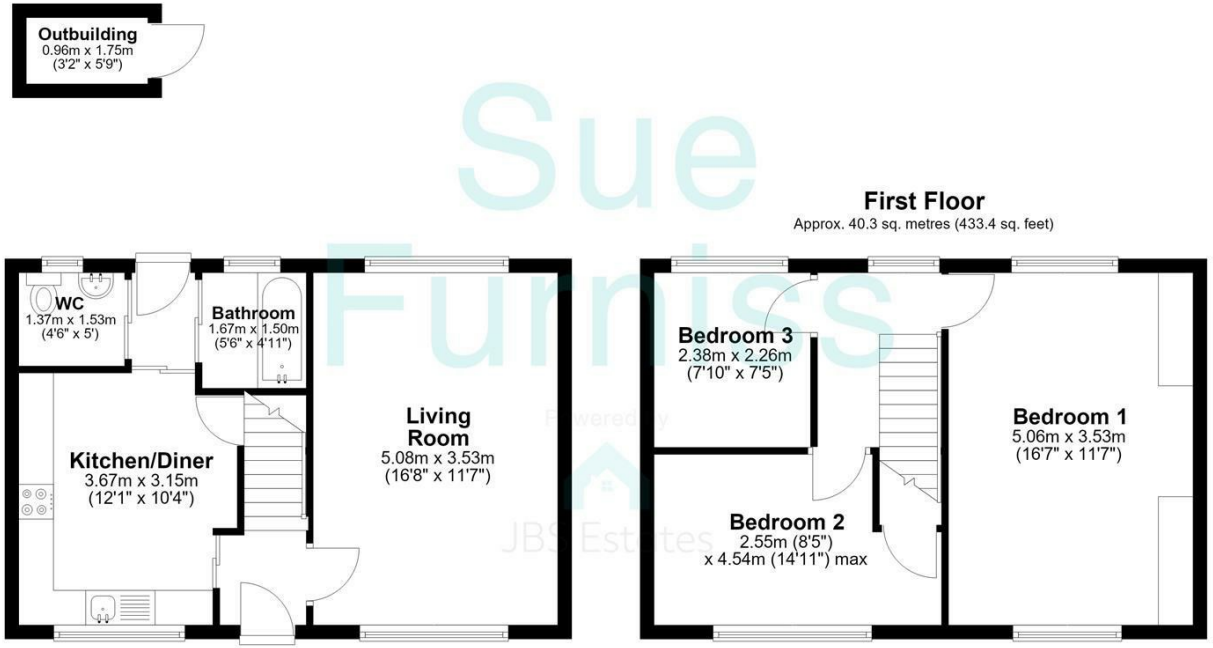
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 881.60 sq ft

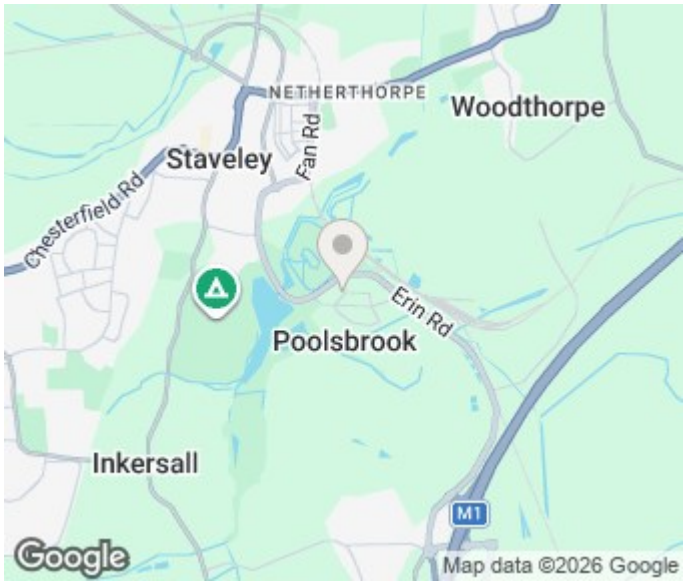
Tenure – Freehold

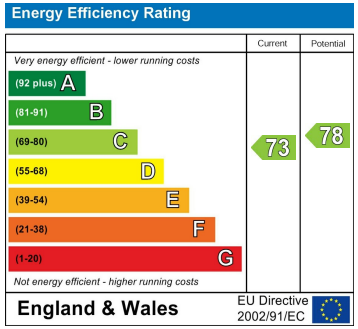
Ground Floor
Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 81.9 sq. metres (881.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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