









## 222 Market Street

Clay Cross • Chesterfield • S45 9NB

Guide Price £135,000 to £140,000

Welcome to this well-presented two-bedroom mid-terraced home, offered to the market with no upward chain and situated in a convenient location within Clay Cross. The property enjoys excellent access to a range of local amenities, including shops, supermarkets, cafés, and everyday services, while Chesterfield town centre is just a short drive away, providing a wider selection of retail, leisure, and dining facilities. Commuters will appreciate the excellent transport links, with easy access to major road networks, the M1 motorway, and nearby rail connections. The popular Five Pits Trail is also within easy reach, offering scenic walking and cycling routes. This property represents an ideal purchase for first-time buyers, single professionals, couples, or investors seeking a rental opportunity. The accommodation is entered directly into the living room, a welcoming front-facing reception room featuring a decorative open fireplace and a useful storage cupboard. The space flows naturally into the dining room, providing ample room for a dining table and creating an excellent area for both everyday living and entertaining. The dining room also benefits from access to the cellar via a staircase, providing valuable additional storage. To the rear of the property is the kitchen, fitted with a modern range of shaker-style units, integrated appliances, and space for freestanding appliances. French doors open directly onto the rear garden, allowing plenty of natural light and creating an attractive connection to the outdoor space. To the first floor are two bedrooms and the family bathroom. The principal bedroom is a generously sized double room positioned at the front of the property. Bedroom two overlooks the rear garden and is a well-proportioned single bedroom, benefitting from an open storage area. The bathroom is part tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the property benefits from a landscaped and well-maintained rear garden. A paved seating area leads onto a pathway extending to the rear of the garden, where there is a step up to a lawned section. Positioned at the rear is a bar area, creating an excellent space for entertaining and outdoor enjoyment. A gate provides access to the unadopted road at the rear, which may offer potential for parking, while on-street parking is also available to the front of the property.









- Offered with No Upward Chain
- Two Bedroom Mid Terraced House
- Front Facing Living Room w/ Decorative Fireplace
- Separate Dining Room & Useful Cellar
- Modern Shaker Style Kitchen w/ Integrated Appliances
- Two Well Proportioned Bedrooms
- Part Tiled Three Piece Suite Bathroom
- Landscaped Rear Garden 7 Patio
- Potential Rear Parking & On Street to the Front
- Council Tax Band A









# 222 MARKET STREET

APPROXIMATE GROSS INTERNAL AREA = 75.5 SQ M / 812.7 SQ FT

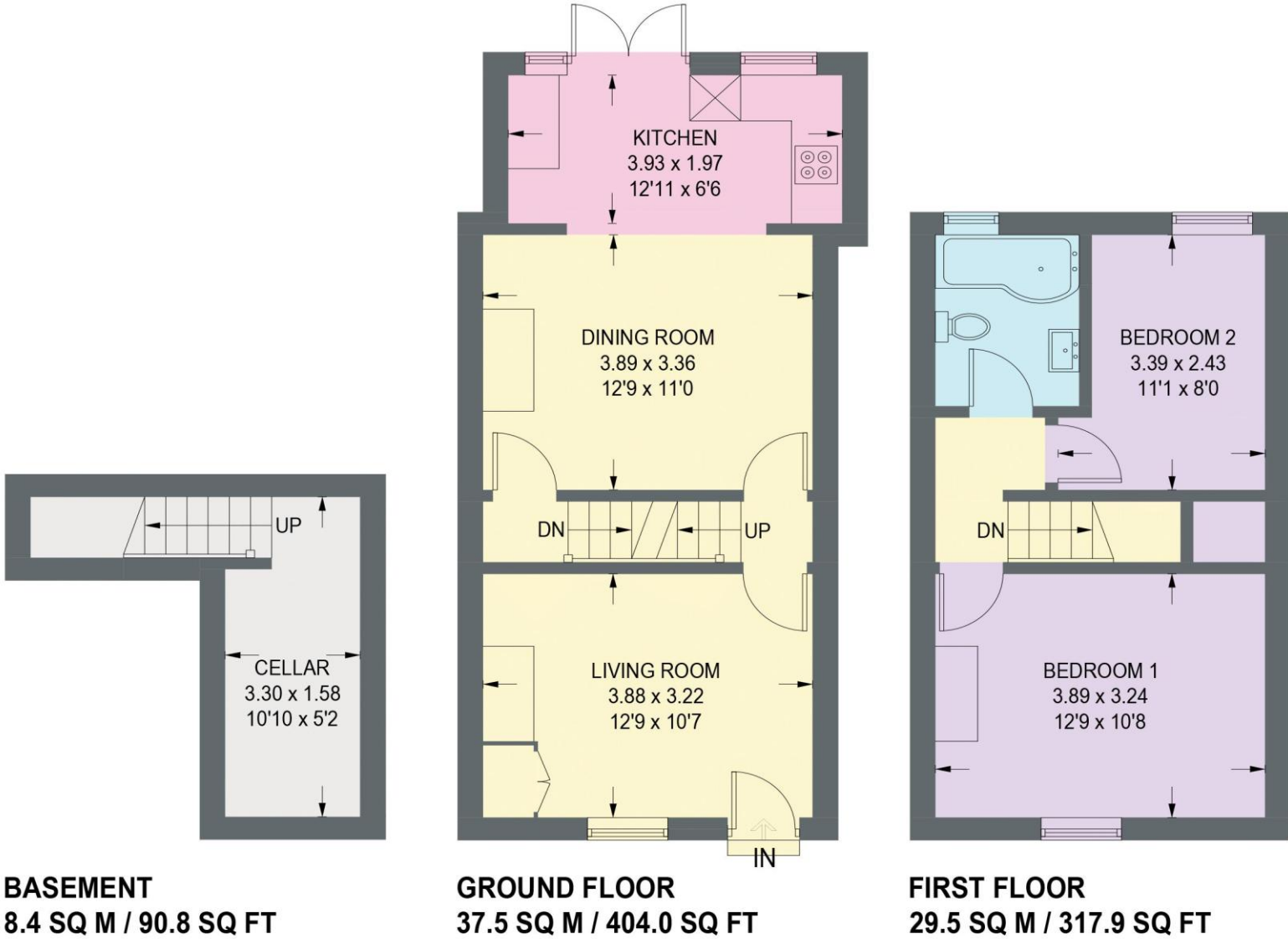


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1326174)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



