







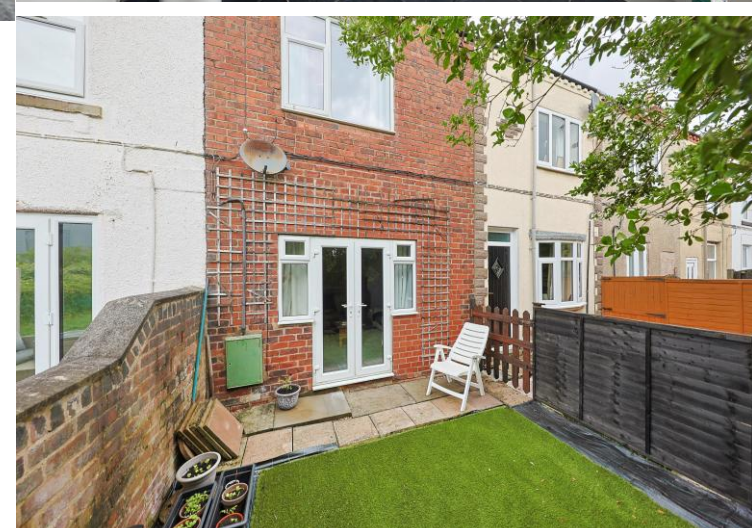
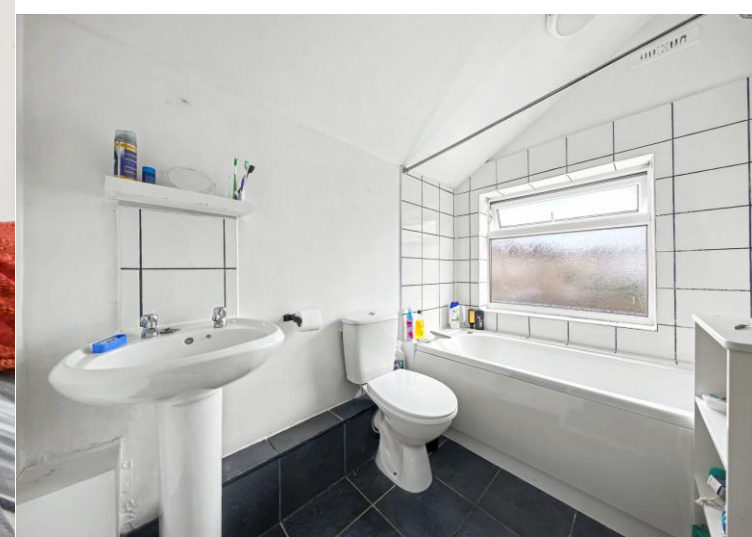
## 23 Stollard Street

Clay Cross • Chesterfield • S45 9LZ

Guide Price £115,000 to £120,000

Offered to the market with no upward chain is this two-bedroom mid-terraced house, situated in the convenient location of Clay Cross. The property is within a short distance of Clay Cross town centre, which offers a range of everyday amenities including supermarkets, shops, cafés, and pubs. The area is also well served by reputable schools, excellent leisure facilities, and scenic walking routes, with the popular Five Pits Trail close by. The property further benefits from excellent transport links being close to major road routes, M1, as well as both Chesterfield & Alfreton train station. This is perfect for first-time buyers, those wanting an investment, or an ideal rental property. The property is accessed via front double patio doors, leading directly into the living room. This is a well-proportioned space featuring a brick-built fireplace, creating a central focal point. From here, the accommodation flows into the kitchen diner, which is fitted with modern gloss shaker-style units and provides space for freestanding appliances, along with room for a small dining table. The kitchen opens into a separate utility room, offering additional space for appliances and providing access via a side door to the rear garden. To the first floor are two double bedrooms and the family bathroom. Bedroom one is positioned at the front of the property and is a well-proportioned double. Bedroom two overlooks the rear garden and is another double room, benefiting from fitted wardrobes. The bathroom is fitted with a three-piece suite comprising a bath, wash basin, and WC. Externally, the property benefits from a low-maintenance rear garden, featuring a patio area with space for seating and two outbuildings, ideal for storage. To the front, there is a further low-maintenance space, comprising a patio and an Astroturf lawn.



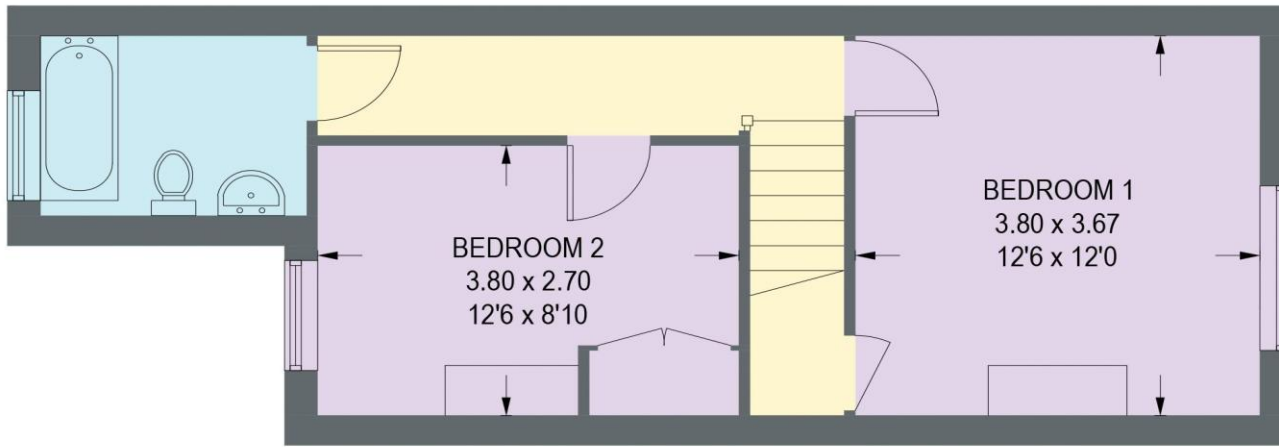


- Offered with No Upward Chain
- Two Bedroom Mid Terraced House
- Great Location w/ Local Amenities & Excellent Transport
- Good Sized Living Room
- Modern Kitchen Diner w/ Shaker Style Units & Separate Utility
- Two Double Bedrooms
- Three Piece Suite Bathroom
- Low Maintenance Front & Rear Garden
- Ideal Rental Property
- Council Tax Band A/EPC Rating D

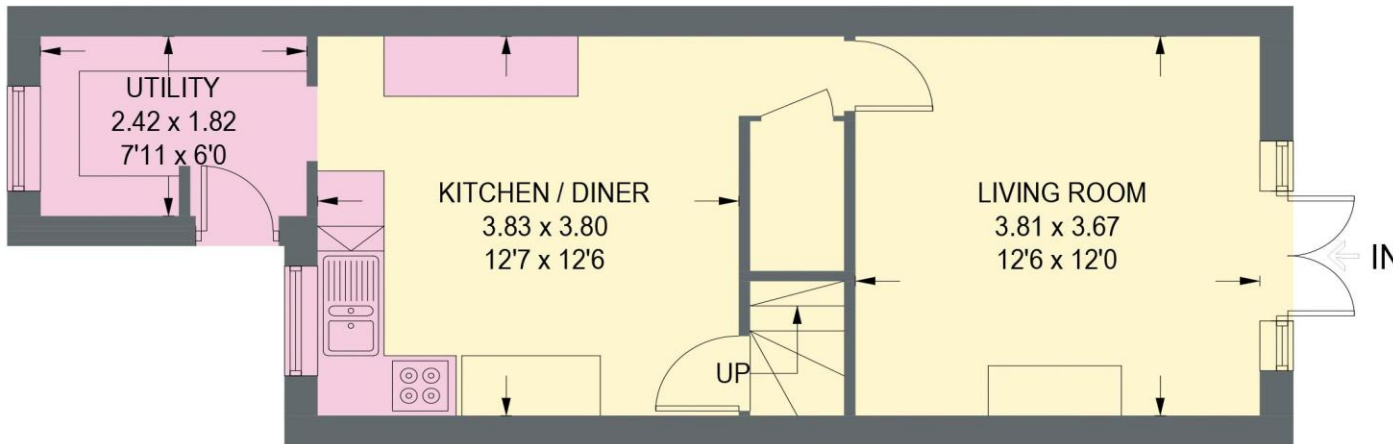


# 23 STOLLARD STREET

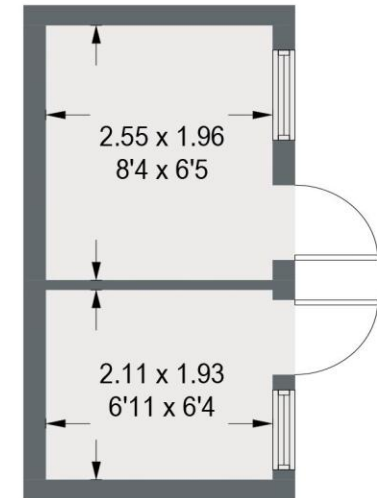
APPROXIMATE GROSS INTERNAL AREA = 83.3 SQ M / 896.9 SQ FT



**FIRST FLOOR = 37.0 SQ M / 398.2 SQ FT**



**GROUND FLOOR = 46.3 SQ M / 498.7 SQ FT**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1307714)

