







58 Shirland Street

Stonegravels • Chesterfield • S41 7NH

Guide Price £140,000 to £145,000

Offered to the market with no upward chain is this two-bedroom mid-terraced home, ideally located in Stonegravels. The property benefits from a fantastic selection of everyday amenities nearby, while Chesterfield town centre is also within close proximity, providing an even wider range of shopping, dining and leisure facilities. The location is particularly well placed for commuters, with Chesterfield train station nearby, along with convenient road links and access to the M1. Queen's Park is also within easy reach, offering green space, walking opportunities and leisure facilities. This property makes an ideal home for first-time buyers, couples and single professionals alike. Upon entering the property, you are welcomed directly into the living room, a well-proportioned front-facing space featuring a fireplace, useful storage cupboard and fitted shelving. From here, the layout continues around to the staircase before leading into the dining room. The dining room is another good-sized reception space, featuring a further fireplace and a useful storage cupboard. From here, access leads into the kitchen, which is arranged in a U-shaped layout and provides ample storage, integrated appliances and additional space for freestanding appliances. A side external door provides direct access to the rear garden. To the first floor are two bedrooms and the shower room. Bedroom one is positioned at the front of the property and is a spacious double, complete with fitted storage. Bedroom two overlooks the rear garden and is a long, well-proportioned single room. The shower room is modern and partially tiled, fitted with a three-piece suite comprising a walk-in shower cubicle, sink and WC. Externally, the rear garden is well proportioned and designed for easy maintenance. It begins with a patio area providing space for outdoor seating, while also giving access to the attached storage areas of the property. From here, the garden continues onto a well-maintained lawn enclosed by established bushes. To the front of the property, on-street parking is available.





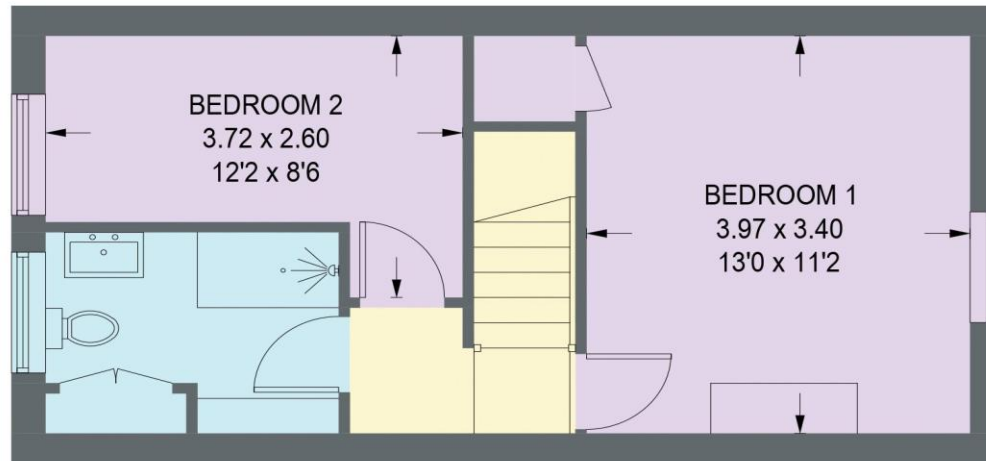
- Offered with No Upward Chain
- Two Bedroom Mid Terraced House
- Popular Location Close to Town Centre
- Two Spacious Reception Rooms
- U Shaped Kitchen w/ Integrated Appliances
- Double & Single Sized Bedrooms
- Modern Three Piece Suite Walk in Shower
- Enclosed Rear Garden & Patio
- On Street Parking Available
- Council Tax Band A/EPC Rating D



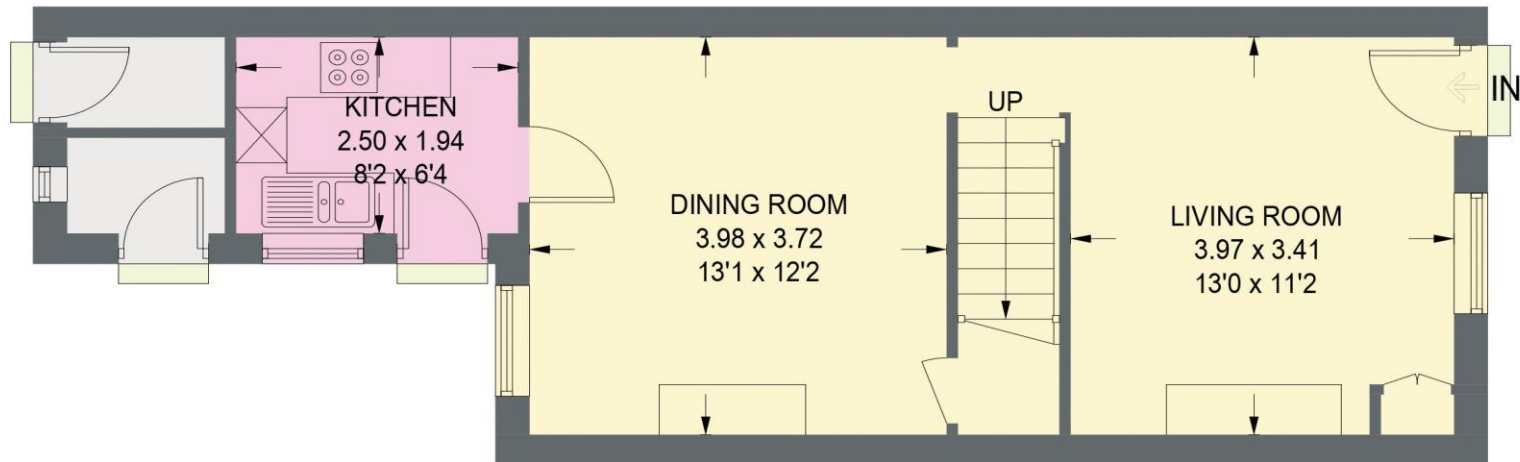


58 SHIRLAND STREET

APPROXIMATE GROSS INTERNAL AREA = 73.5 SQ M / 791.0 SQ FT



FIRST FLOOR = 32.7 SQ M / 352.3 SQ FT



GROUND FLOOR = 40.8 SQ M / 438.7 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1340688)



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