







91 Manor Road

Brimington • Chesterfield • S43 1NN

Guide Price £280,000 to £290,000

Offered to the market with no upward chain, this three-bedroom detached home is set on a generous plot in the popular area of Brimington. The location provides a good range of local amenities including shops, pubs, and everyday services, with well-rated schools all within close proximity. The property is conveniently placed for commuters, offering excellent road links to Chesterfield town centre, access to the M1, and a nearby railway station. Green spaces and countryside walking routes are also close by. Requiring renovation throughout, the property offers fantastic potential for buyers looking to put their own stamp on a home, making it suitable for couples or families. The property is accessed via a small front porch, which leads into the main hallway. Turning left brings you into the living room, a front-facing reception room featuring a bay window. Straight ahead from the hallway is the dining room, a well-proportioned space ready for personalisation, complete with built-in storage cupboards. The dining room opens through to the kitchen, which offers space for freestanding appliances. From the kitchen, a side door leads into a rear porch, providing access to the rear garden and an internal door to the ground-floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom. The main bedroom is a double room overlooking the rear garden, enjoying open views. Bedroom two is also a double room positioned to the front of the property, while bedroom three is a front-facing single, ideal as a bedroom or storage space. The bathroom is fitted with a fully tiled three-piece suite, comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden is beautifully maintained, spacious, private, and enclosed, backing onto open fields. The garden begins with a patio area, followed by a pathway leading down through the garden, which is mainly laid to lawn and complemented by shrubs, trees, and bushes. To the front of the property is a paved driveway providing off-road parking, leading down to a detached garage, which also benefits from a side door accessed via the rear garden.



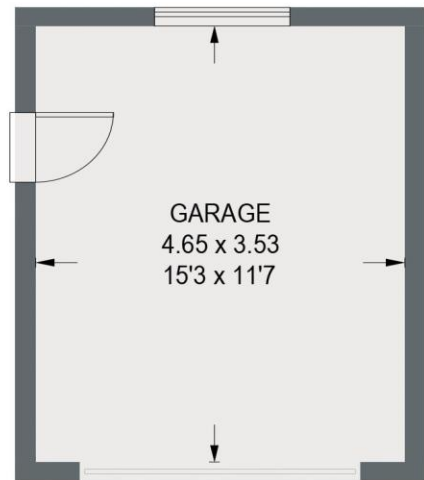


- Offered with No Upward Chain
- Three Bedroom Detached House
- In Need of Modernisation
- Front Facing Living Room w/ Bay Window
- Dining Room Opening into Kitchen
- Three Well Proportioned Bedrooms
- Three Piece Suite Family Bathroom
- Private Enclosed Rear Garden Backing onto Fields
- Driveway Parking & Detached Garage
- Council Tax Band C/EPC Rating E

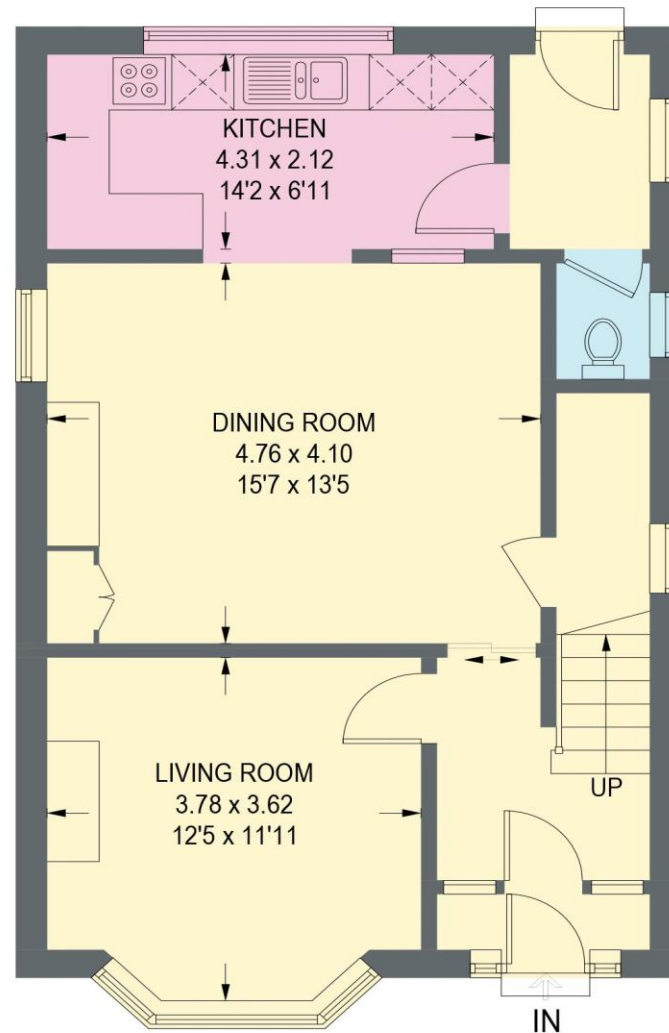


91 MANOR ROAD

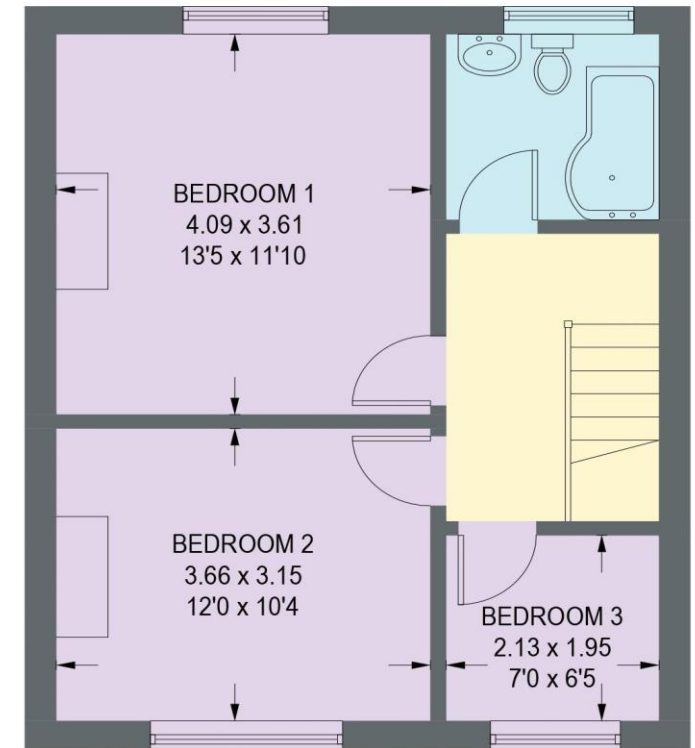
APPROXIMATE GROSS INTERNAL AREA = 113.3 SQ M / 1219.7 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR = 71.5 SQ M / 769.7 SQ FT



FIRST FLOOR = 41.8 SQ M / 450.0 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1297742)



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535