



£170,000 Freehold

8 CHESTNUT DRIVE | BARLBOROUGH | CHESTERFIELD | S43 4ZF

BuckleyBrown
ESTATE AGENTS

AN ADDRESS TO IMPRESS... Sat within the charming area of Barlborough, this delightful two bedroom end townhouse boasts a modern design and neutral decor throughout, ensuring a welcoming atmosphere from the moment you step inside. Situated within a prime location you will benefit from excellent transport links, making commuting a breeze. Additionally, a variety of local amenities are just a stone's throw away, ensuring that all your daily needs are easily met. Come on in...

Upon entering, you will find the entrance hallway, leading nicely into the spacious reception room, offering a perfect space for relaxation or entertaining guests. To the rear of the home is a well-appointed kitchen, designed for practicality and ease, making meal preparation a pleasure. To complete this floor is a handy WC.

Heading upstairs, you will find two bedrooms, both generously sized, providing ample space for rest and personalisation. To complete this floor is the family bathroom.

Outside the home benefits from a low maintenance, enclosed rear garden, with patio and lawned areas, creating a perfect setting to enjoy the summer months with friends and family. The property also benefits from off street parking.

This house is not only a lovely home but a fantastic opportunity to purchase your next home in a sought-after area. Do not miss the chance to make this property your own.

Call today view!





Entrance hallway

Allowing access into:

Reception Room 12'4" x 11'9"

Carpeted flooring, central heating radiator and window to the front elevation.

Kitchen 11'9" x 8'11"

Complete with matching wall and base units, with complimentary worktop over. Inset sink and drainer, oven, hob with hood over and ample space for appliances. The room also offers a breakfast bar, window to the rear elevation and patio doors allowing access to the rear garden.

Downstairs WC

Complete with low flush WC and hand wash basin.

Bedroom One 11'9" x 9'9"

Carpeted flooring, central heating radiator and window to the front elevation.

Bedroom Two 11'9" x 8'10"

Carpeted flooring, central heating radiator and window to the rear elevation.

Family Bathroom

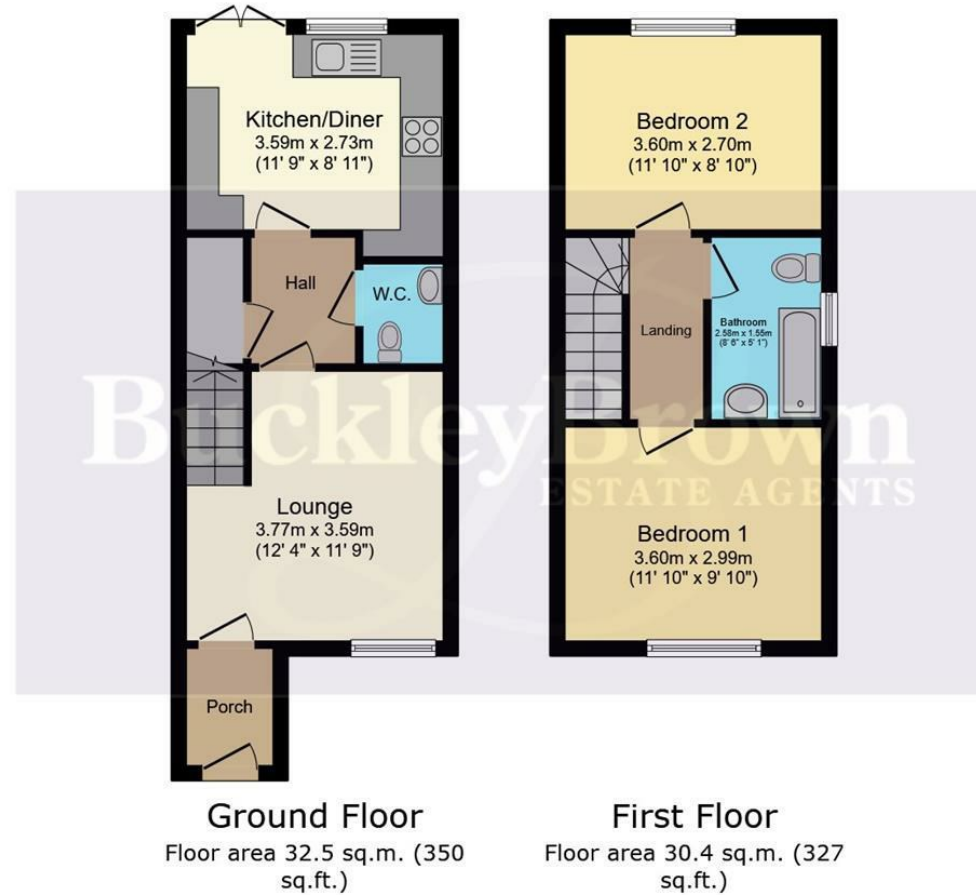
Low flush WC, hand wash basin with vanity unit and bath with overhead shower. Frosted window to the side elevation.

Outside

Enclosed rear garden with patio and lawned areas. Also benefiting from off street parking.







Total floor area: 62.9 sq.m. (677 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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