



## Offers In The Region Of £130,000

- 2 Bedroom semi-detached home
- Good sized lounge
- Offered for sale with no chain
- Investment opportunity
- Great scope for modernisation
- Kitchen diner
- Located close to the peak district
- Generous plot with ample space to add off street parking
- Downstairs WC
- Ideal starter home

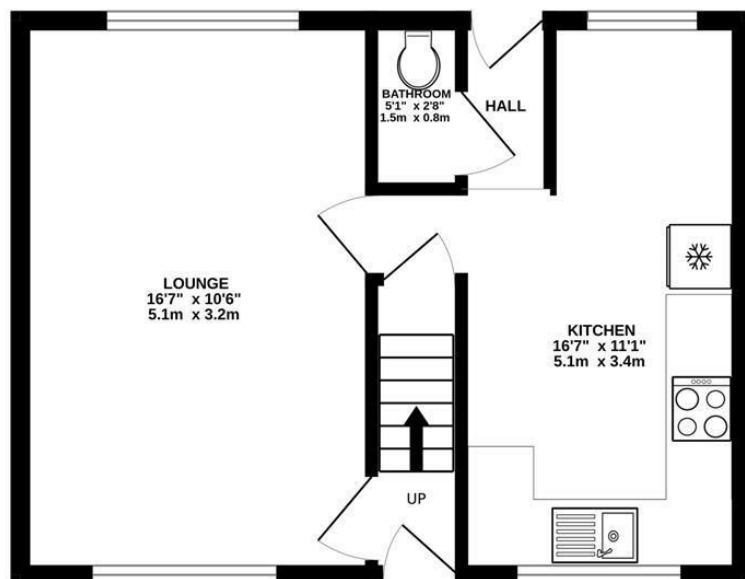
# 1 Racecourse Mount, Chesterfield S41 8TS

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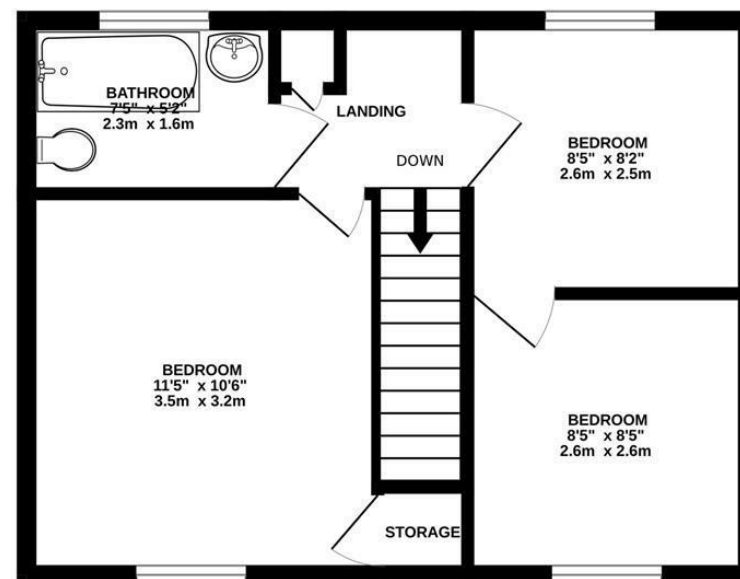
Council Tax Band: A



GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Located on Racecourse Mount, Newbold, this traditional two-bedroom semi-detached home presents an excellent opportunity for first-time buyers or those looking to invest in a property with great potential. Well placed for the historic market town of Chesterfield with good local amenities and good transport links to the major city of Sheffield.

The property is set on a large plot, providing significant potential for off-street parking, without compromising garden space. The presence of a combi boiler ensures efficient heating and hot water, adding to the home's appeal.

The house boasts a spacious reception room to the left of the property, perfect for relaxing or entertaining guests, alongside a well-appointed kitchen diner, plus a convenient downstairs WC, this home is designed for modern living.

On the 1st floor the property features two comfortable bedrooms, providing ample space for rest and relaxation. With a family bathroom completing the accommodation. Although the property requires a scheme of modernisation, it offers a blank canvas for you to create your ideal living space. Offered with no chain, this semi-detached house is ready for you to make it your own. With its prime location and promising features, this property is a fantastic starter home.

The property tenure is freehold and is in council tax band A.





