





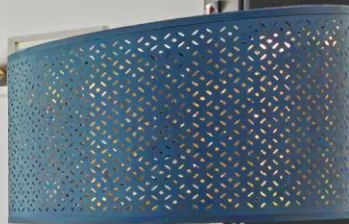
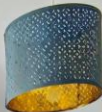


## 4 Magpie Way

Newbold • Chesterfield • S41 7FA

£125,000

FOR 50% SHARE OF THE PROPERTY - POTENTIAL TO PURCHASE 75% A modern three-bedroom semi-detached home, situated in the sought-after area of Newbold. The property is conveniently located within easy reach of Chesterfield town centre, offering a wide range of shops, bars and leisure facilities. Well-regarded schools are also close by. The area benefits from excellent outdoor spaces, including Holmebrook Valley Park and Queen's Park, both within easy reach. Ideal for commuters, the property offers straightforward access to major road links including the M1, as well as Chesterfield train station. This home is perfectly suited to first-time buyers. The front door opens into a welcoming entrance hall, which also provides access to a convenient ground floor WC. From here, the property opens into a modern open-plan ground floor layout, ideal for contemporary living. To the front is the kitchen diner, fitted with modern cupboards, integrated appliances, and space for freestanding appliances, with ample room for a family dining table. To the rear is the living room, a comfortable and bright space featuring double doors that open onto the rear garden. To the first floor are three bedrooms and the family bathroom. Bedroom one is a spacious double room overlooking the rear garden. Bedroom two is also a double, positioned at the front of the property. Bedroom three overlooks the rear and is an ideal single room, well suited as a home office or study. The family bathroom is fitted with a modern white three-piece suite, comprising a bath with overhead shower, sink and WC. Externally, the rear garden is enclosed and well arranged, beginning with a small patio area and leading onto a spacious lawn, with a further pebbled area to the rear. To the front, the property benefits from driveway parking for two vehicles. Leasehold - Shared Ownership Lease Remaining: Managed by South Yorkshire Housing Association





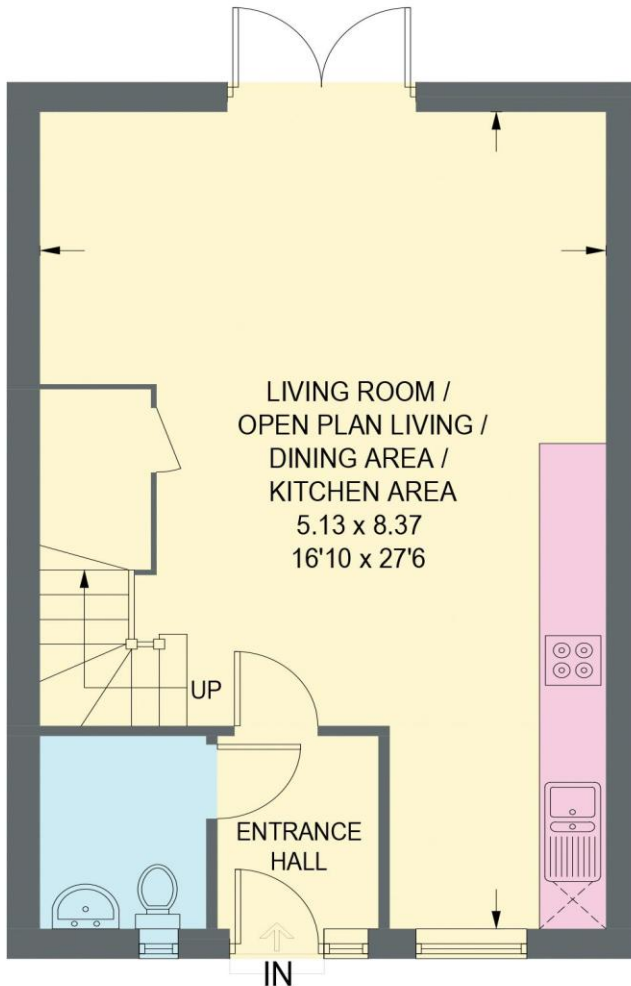
- £125,000 For 50% Ownership
- Modern Three Bedroom Semi Detached House
- Open Plan Ground Floor Layout
- Modern Kitchen Diner w/ Integrated Appliances
- Living Room w/ Double Doors onto Rear Garden
- Three Good Sized Bedrooms
- Modern Three Piece Suite Bathroom
- Enclosed Rear Garden & Patio
- Driveway Parking
- Council Tax Band B/EPC Rating B



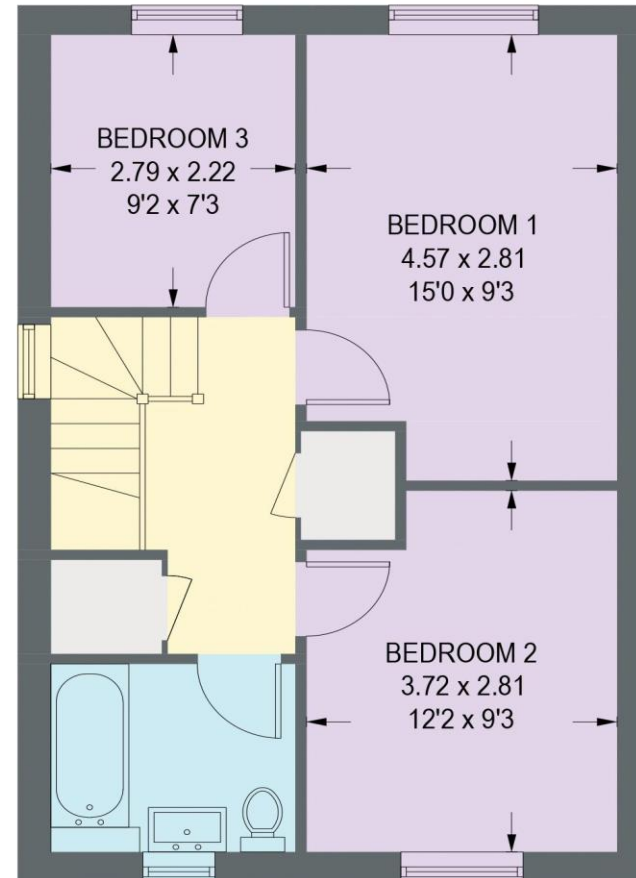


# 4 MAGPIE WAY

APPROXIMATE GROSS INTERNAL AREA = 85.9 SQ M / 924.4 SQ FT



**GROUND FLOOR**  
**43.0 SQ M / 462.5 SQ FT**



**FIRST FLOOR**  
**42.9 SQ M / 461.9 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1305531)

