



## Offers In The Region Of £175,000

- 3 Bedroom semi-detached home
- Offered for sale with no chain
- Utility room
- Modern combi boiler
- Ideal for a young family or 1st time buyers
- Rear garden with patio area and summerhouse, sauna and storage
- Bay window lounge
- Well located in Newbold close to local shops and Chesterfield town centre
- Concrete driveway for two vehicles
- Electric heaters and gas central heating

# 32 Highbury Road, Chesterfield S41 7HL

 3  1  1  E

Council Tax Band: A





Located on Highbury Road Newbold, this 3 bed semi-detached house presents an excellent opportunity for families or 1st time buyers. Situated close to Chesterfield town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. This property is offered with no chain, making it an ideal choice for those looking to move in swiftly and start enjoying their new home.

Outside, the property offers off-street parking for two vehicles with side access to the rear. The garden is enhanced by low maintenance artificial grass, printed concrete seating area plus summerhouses and sheds that include a sauna, storage, and living areas, providing a unique space for leisure and enjoyment.

The heart of the home features a spacious kitchen complete with integrated dishwasher, hob, oven and extractor plus French doors that lead out into the garden. There is the added benefit of a utility room providing space for a washing machine and dryer and with storage and worktops. The bay window lounge is a standout feature, allowing natural light to flood the room, creating a warm and inviting space for relaxation or entertaining guests, the focal point being the electric fire. A convenient downstairs Wc is located under the stairs.

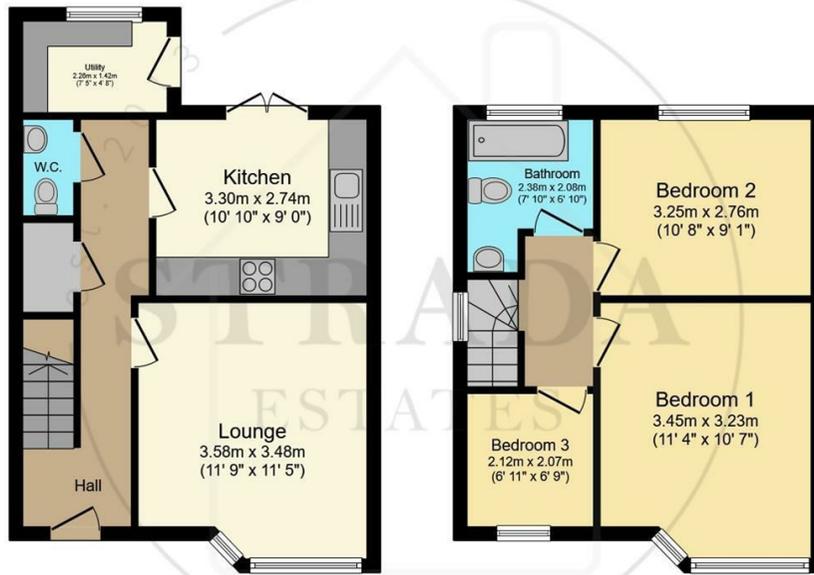
On the 1st floor there are two double bedrooms one has views over the rear garden and the front with views out over towards the crooked spire. A third bedroom is a single room and would be ideal as a home office or nursery. The modern family bathroom has tiles, a white suite, vanity sink and a shower over the bath.

The property boasts new carpets and fresh decor throughout, ensuring a modern and welcoming atmosphere. Heating is provided by a combination of gas central heating with a combi boiler fed by propane gas and electric heaters.

The property tenure is freehold and sits in Council tax band A.







**Ground Floor**

Floor area 38.5 m<sup>2</sup> (414 sq.ft.)

**First Floor**

Floor area 35.1 m<sup>2</sup> (377 sq.ft.)

**TOTAL: 73.6 m<sup>2</sup> (792 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

**Viewings**

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

