



## Offers In The Region Of £195,000

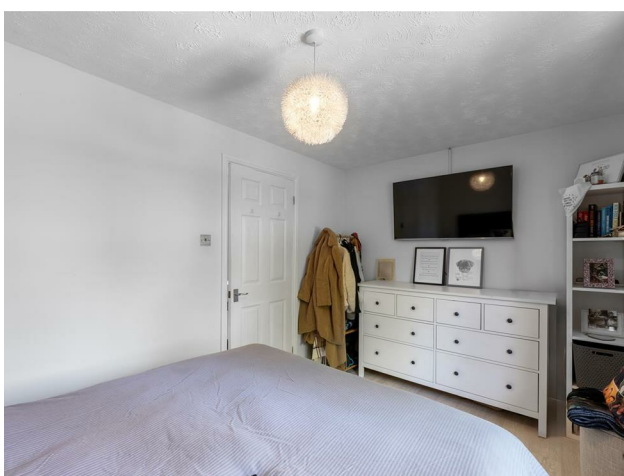
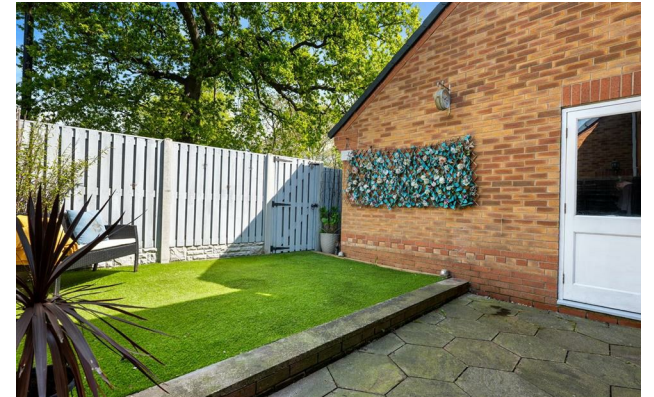
- Ideal starter home
- Tastefully presented throughout
- 2 Double bedrooms
- Great location close to Chesterfield town centre
- Kitchen diner with integrated appliances
- Located on a quiet cul de sac
- Off street parking and garage
- Enclosed rear garden area with garage access
- Viewing is highly recommended

# 54 Old House Road, Chesterfield S40 4YF

2 1 1 C

Council Tax Band: B





Welcome to this beautifully presented two-bedroom home, perfectly located in the desirable area of Upper Newbold, Chesterfield. With a smart, modern finish throughout and excellent features both inside and out, this property is ideal for first-time buyers, young professionals, or those looking to downsize without compromising on style or comfort.

The property offers off-street parking and garage.

Step inside to find a bright and inviting living space, tastefully decorated with fresh, neutral tones that enhance the sense of light and space. To the rear, the stylish kitchen diner creates the perfect hub for everyday life and entertaining, with modern units, quality finishes, and direct access to the enclosed rear garden, designed with low-maintenance AstroTurf for year-round enjoyment.

Upstairs, you'll discover two generously sized double bedrooms, both offering a peaceful retreat, along with a modern bathroom finished to a high standard — sleek, clean, and ready to enjoy from day one.

Outside, the garden provides a private space to relax, dine or entertain, and with the convenience of artificial grass, it's beautifully easy to maintain.

Located in a popular residential area, this home is within easy reach of excellent local amenities, reputable schools, and great transport links, offering the perfect balance between suburban living and town convenience.

Presented to a fantastic standard throughout, this is a home you can move straight into and start enjoying. Early viewing is highly recommended to fully appreciate everything this stunning property has to offer.

EPC Rating C







54 Old House Road, S40

CREATED ON  
2025-04-30

DETAILS  
Total area: 1091.65 sq ft  
Living area: 902.47 sq ft  
Floors: 2  
Rooms: 9

Square Box Media  
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www.squareboxmedia.com

This floorplan is provided without any warranty.  
The actual size of dimensions may vary and this  
floorplan is intended for illustrative purposes  
only.

0' 2' 4' 6' 8' 10'  
1:92

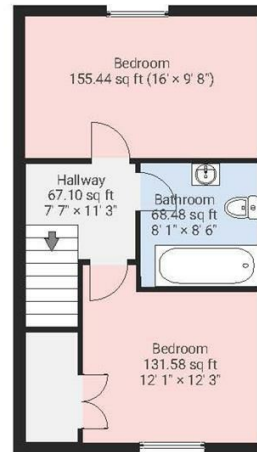
### ▼ Ground Floor

TOTAL AREA: 641.92 sq ft • LIVING AREA:  
452.74 sq ft • ROOMS: 4



### ▼ 1st Floor

TOTAL AREA: 449.72 sq ft • LIVING AREA: 449.72 sq ft •  
ROOMS: 5



## Viewings

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

