



## Offers In The Region Of £249,950

- Modern Town House
- Three Bedrooms
- Enclosed Rear Garden Grounds
- Great access to Chesterfield town centre
- Immaculate Accommodation
- Balcony To Front
- Newly fitted bathroom
- Off Street Parking & Garage
- Modern kitchen diner
- Three Level Accommodation

# 3 Lister Close, Chesterfield S41 7NW

3 2 1 C

Council Tax Band: C





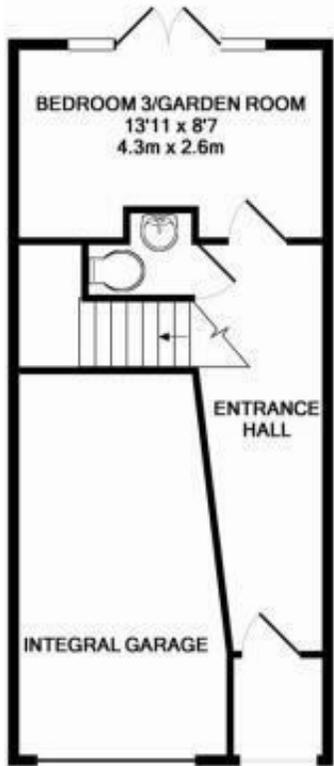
A well presented three bedroom townhouse set across three floors, ideally positioned within Chesterfield town centre and offering flexible accommodation suited to modern living. Chesterfield is a thriving market town well known for its historic charm, most notably the famous Crooked Spire, alongside a wide range of shops, bars, restaurants and leisure facilities. The property benefits from excellent transport links including easy access to the M1 motorway network, direct rail services to Sheffield, Nottingham etc and it is within easy walking distance.

The accommodation comprises a ground floor bedroom which can also be utilised as a second sitting room or home office, complete with double doors opening directly onto the enclosed rear garden, along with a newly fitted WC.

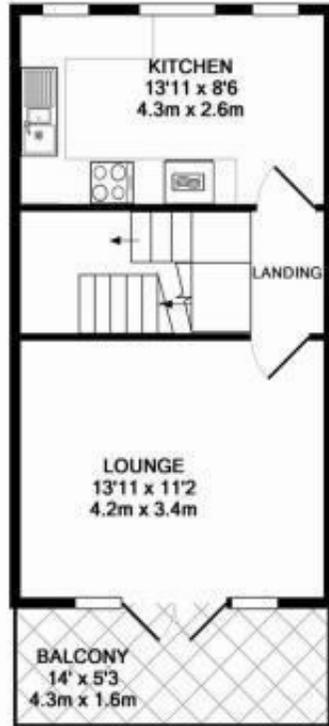
On the first floor there is a modern kitchen diner positioned to the rear complete with worktops, oven, hob and integrated fridge, freezer and washing machine. There is a generous lounge to the front featuring a balcony and French doors. The top floor hosts two well proportioned double bedrooms, the master benefits from built in wardrobes and a newly fitted bathroom finished with a contemporary three piece white suite. Externally the property benefits from off street parking, a garage and an enclosed rear garden mainly laid to lawn with gated access to rear. Further features include gas central heating and double glazing throughout. Council Tax Band C. Freehold.



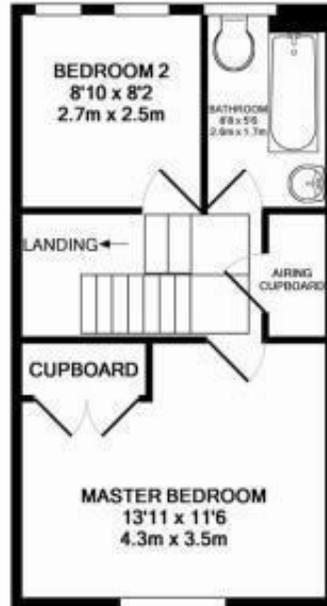




GROUND FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.3 SQ.M.)

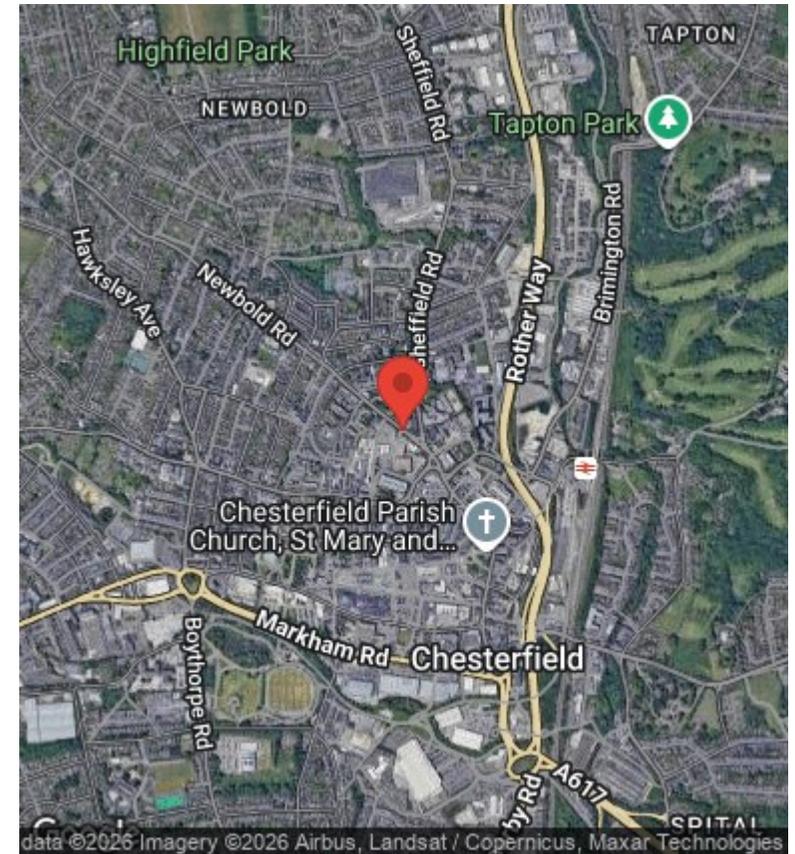


2ND FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1148 SQ.FT. (106.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Viewings

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	