



Cherry Tree Grove, Mastin Moor Chesterfield S43 3AF



welcome to

Cherry Tree Grove, Mastin Moor Chesterfield

** Guide Price £120,000 - £130,000**

A traditional semi-detached home benefitting from comfortable lounge, kitchen/diner, utility, three generous bedrooms and shower room. The property occupies a generous plot and would benefit some from cosmetic renovation throughout.

Entrance Porch

Exterior door opens into an entrance porch with ample space for remove and store coats and shoes. With interior door to:

Entrance Hall

A welcoming central hall with stairs to the first floor, radiator and doors to:

Living Room

The living room feels bright and inviting with a sweeping double glazed bay window to the front elevation bathing the space in natural light. The living room centres around a feature fireplace, giving the space a cosy feel. With fitted carpet and radiator.

Kitchen/Diner

The kitchen diner is the perfect hub for busy family life. The kitchen is fitted with a selection of wall, base and drawer units with complimentary worktops over, which incorporate a stainless steel sink and drainer unit. The dining area offers space for a dining suite and complimentary furnishings to taste, set in front of sliding double glazed doors opening to the garden - perfect for summer entertaining. With radiator and door to:

Utility

This functional additional space houses the property's cooker and provides extra storage together with a double glazed door to the garden.

First Floor Landing

Carpeted stairs ascend to a central landing area with loft access and doors to:

Bedroom One

A generous double bedroom fitted with a compliment of fitted wardrobes with mirrored doors which provide ample storage, With fitted carpet, radiator and double glazed window.

Bedroom Two

A second comfortable double with fitted carpet and wardrobes, radiator and double glazed window

Bedroom Three

A generous single, which could be utilised as a home office if required. With fitted carpet and wardrobes, radiator and double glazed window.

Shower Room

The spacious shower room is fitted with a large walk in shower cubicle with complimentary vanity hand-wash basin and low level WC. The shower room benefits from partial tiling, radiator and frosted double glazed window.

Outside

The property sits back from the road at the head of a generous low maintenance frontage with mature hedge boundaries. To the rear, the property offers a generous plot with large mature lawn and patio area for summer BBQ.s. It also includes three sheds with space for an ample amount of storage and keeping the garden neat and tidy.





view this property online williamhbrown.co.uk/Property/CSF103668



welcome to

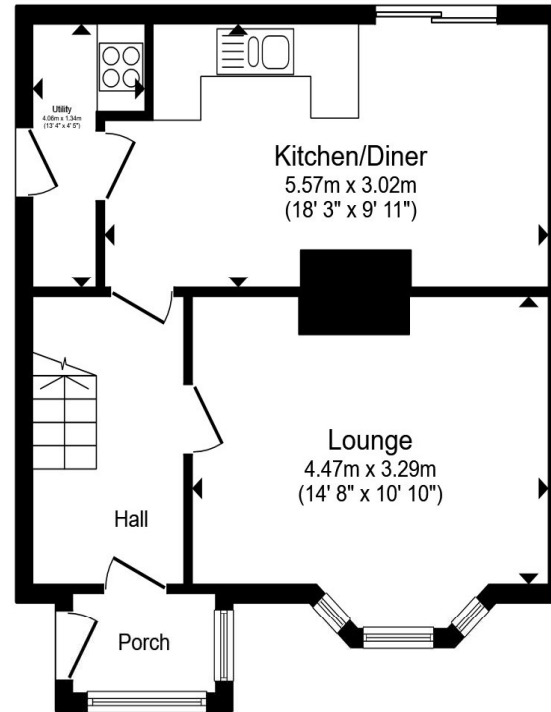
Cherry Tree Grove, Mastin Moor Chesterfield

- **Guide Price £120,000 - £130,000**
- NON-STANDARD CONSTRUCTION
- Council Tax Band A
- Some Modernisation Required
- Three Comfortable Bedrooms

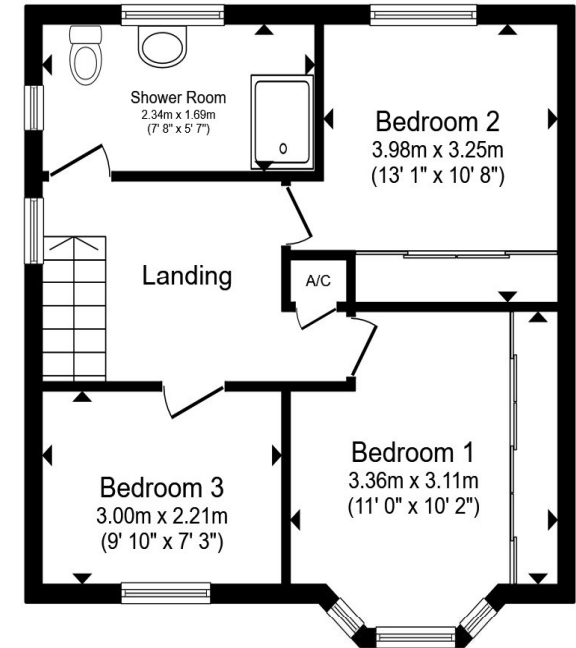
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£120,000



Ground Floor



First Floor

Total floor area 86.9 m² (935 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



view this property online williamhbrown.co.uk/Property/CSF103668



Property Ref:
CSF103668 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40
1TP



williamhbrown.co.uk