



£190,000

Queen Street, Chesterfield S45 8HA

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached House
- Three Bedrooms
- Lounge and Dining Kitchen
- Attractive Views To The Rear
- Driveway For Off-Road Parking
- Well Presented Throughout
- Ideal First Home or Family Home
- Viewing Absolutely Essential

## Property Description

Derbyshire Properties are pleased to present this three bedroom semi detached home boasting an enviable cul-de-sac position in a popular village location, with views over fields to the rear. Ideally suited to a growing family or First-Time buyer, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this three bedroom semi detached home boasting an enviable cul-de-sac position in a popular village location, with views over fields to the rear. Ideally suited to a growing family or First-Time buyer, we recommend an early internal inspection to avoid disappointment.

The accommodation comprise entrance hallway, lounge and dining kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, the property has a driveway providing off-road parking to the front, with the rear garden having a patio and lawn.

### Entrance Hallway

Front door to the entrance hallway. Stairs to the first floor. Radiator. Window to the side.

### Lounge

13' 5" x 12' 3" (4.09m x 3.73m) Wood burning stove, with tiled hearth and marble effect surround. Window to the front. Radiator.

### Dining Kitchen

19' 10" x 8' 10" (6.05m x 2.69m) Fitted with an attractive range of base and eye level units. Wooden work surfaces. Oven, hob and extractor. Plumbing for washing machine. Belfast sink with mixer tap. Two windows to the rear. Window to the side. Door to the rear garden.

### Landing

With access to the bedrooms and bathroom.

### Bedroom One

10' 8" x 10' 7" (3.25m x 3.23m) Window to the front. Radiator.

### Bedroom Two

11' 0" x 8' 6" (3.35m x 2.59m) Two windows to the rear. Storage cupboard. Radiator.

### Bedroom Three

8' 10" x 7' 8" (2.69m x 2.34m) Window to the front and side. Radiator.

### Bathroom

Bath with shower tap. Vanity unit with wash hand basin. Low level W.C. Window to the side and rear. Heated towel rail.

### Outside

Block paved driveway to the front, providing off-road parking. Lawn area to the front also. The rear garden has a block paved patio area and lawn, with attractive views

over fields to the rear. Fencing to the boundaries. Outside storage.

#### Council Tax


We understand that the property currently falls within council tax band A, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

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 will be 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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