

## Marketing Preview



**8 Rectory Road, Staveley, Chesterfield, S43 3UZ**

**£135,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





A fantastic opportunity to purchase this spacious and extended, two double bedroom end of terrace property which is situated in a great location. Being modern throughout and offering a low maintenance garden. Close to shops, amenities and Poolsbrook Country Park. Perfect for first time buyers!

## SUMMARY

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## PORCH

Enter via uPVC door into the porch with painted walls and wood effect tiled flooring. Recess spotlighting and burglar alarm keypad. Door to the lounge.

## LOUNGE 12'11" x 11'10"

Having a feature wallpapered chimney breast and carpeted flooring. Ceiling light, radiator and window to the front. Stair rise to the first floor and door to the dining room.

## DINING ROOM 13'11" x 12'3"

A spacious reception room with contemporary decor and wood effect flooring. Ceiling light, radiator and window to the rear. Door to the kitchen.

## KITCHEN 6'9" x 9'9"

Fitted with ample modern wall and base units, contrasting worktops and tiled splash back. Sink with a drainer and chrome mixer tap. Integrated electric oven, hob and extractor fan. Integrated fridge and freezer. Space for a washing machine. Recess spotlighting, tiled flooring, window and a pitched roof with two velux style windows. Door to the garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with carpeted flooring and ceiling light. Doors to the two bedrooms and bathroom.

## BEDROOM ONE 13'11" x 11'10"

A double bedroom with painted walls, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

## BEDROOM TWO 10'10" x 9'11"

A second double bedroom with painted walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

## BATHROOM 6'9" x 11'8"

Having a bath with a waterfall tap, floating wash basin and close coupled WC. Recess spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tile effect flooring.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - CHESTERFIELD COUNCIL

GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.

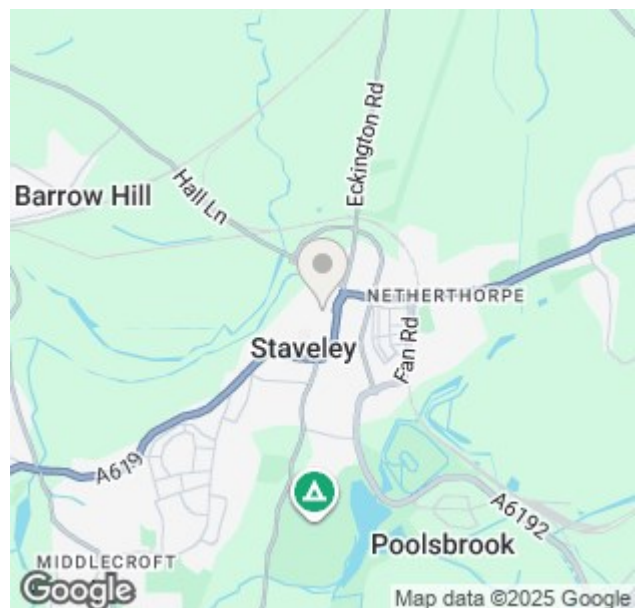


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ESTATE AGENTS

TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</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	



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