

## Marketing Preview



**31 Mitchell Street, Clowne, Chesterfield, S43 4SH**

**£150,000**

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





**\*\* GUIDE PRICE £150,000 - £160,000 \*\*** A fantastic opportunity to purchase this two double bedroom semi-detached property. The home offers two reception rooms, a modern kitchen and a larger than average bathroom, along with a generous sized enclosed rear garden. Ideally located close to amenities and with excellent road links to the M1 Motorway, this property is perfect for first time buyers or families alike.

## SUMMARY

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Enter into the lounge, which is a good-sized and bright reception room. A door leads through to the inner hallway, which has stairs rising to the first floor and a door opening into the dining room, providing a great additional living space with a storage cupboard. From the dining room, a door leads to the modern kitchen, which offers space for a full-height fridge/freezer and washing machine, along with an oven, hob and extractor fan. A door from the kitchen provides access to the rear garden.

Stairs rise to the first-floor landing, with doors leading to bedroom one, a double bedroom benefiting from a large storage cupboard with access to the loft. A further door leads to bedroom two, which is also a double. The bathroom comprises a bath, shower cubicle, WC, sink and a cupboard housing the boiler.



To the rear of the property is a generously sized, enclosed garden featuring a patio area, decking, a lawned section and surrounding fencing, with gated access to the front.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC 