

## Marketing Preview



**17 Milton Place, Staveley, Chesterfield, S43 3PZ**

**£190,000**

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





**\*\*GUIDE PRICE £190,000 - £200,000\*\*** A unique opportunity to purchase this deceptively spacious two double bedroom semi-detached property which is situated on a generous sized plot on a quiet cul-de-sac. Offering a downstairs WC. new kitchen and bathroom. Being ready to move into and having ample off road parking and a garage. Close to Poolsbrook and walks. Great amenities and road links to Chesterfield, Sheffield and the M1 Motorway. Perfect for first time buyers or families alike!

### SUMMARY

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### HALLWAY

Enter via uPVC side door into the welcoming hallway with ceiling light, radiator and vinyl flooring. Stair rise to the first floor and doors to the lounge, kitchen/diner and downstairs WC.

### LOUNGE 15'3" x 10'5"

Having carpeted flooring and a stone fireplace. Ceiling light, radiator and window to the front.

### KITCHEN/DINER 15'2" x 9'5"

A newly fitted kitchen with ample modern wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Integrated fridge and under counter space for a washing machine. Double oven, hob and extractor fan. Two ceiling lights, radiator and window to the rear. Vinyl flooring, storage cupboard and patio doors to the rear.

### DOWNSTAIRS WC 3'11" x 2'8"

Comprising of a wash basin and close coupled WC. Wall lighting and vinyl flooring.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the two bedrooms and shower room.

### BEDROOM ONE 12'9" x 9'6"

A generous sized, bright and double bedroom with white walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear with woodland views.

### BEDROOM TWO 12'2" x 10'5"

A second double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

### SHOWER ROOM 5'4" x 11'5"

A stunning shower room fitted with a shower cubicle with an overhead and handheld shower. floating wash basin and close coupled WC. Two ceiling lights, vintage style radiator and obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

### OUTSIDE

To the front of the property is a large frontage with a pebbled

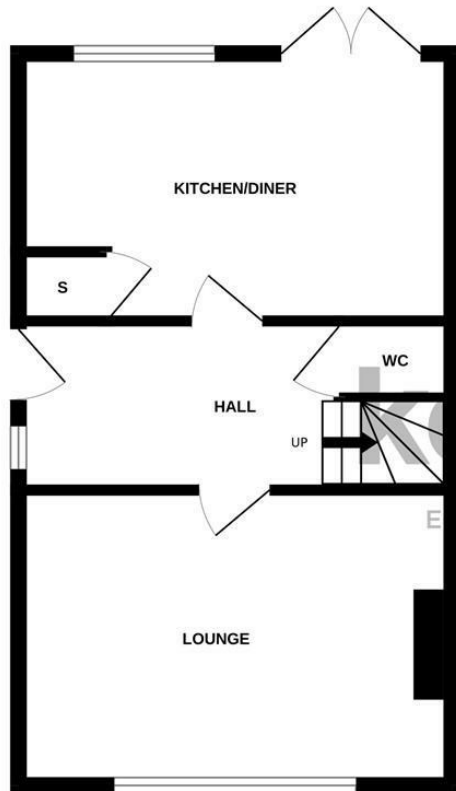
area. driveway to the side providing ample off road parking and a garage with power and lighting. Gate to the garden.

To the rear of the property is a private garden with a patio area, pebbled area and rear access to the garage.

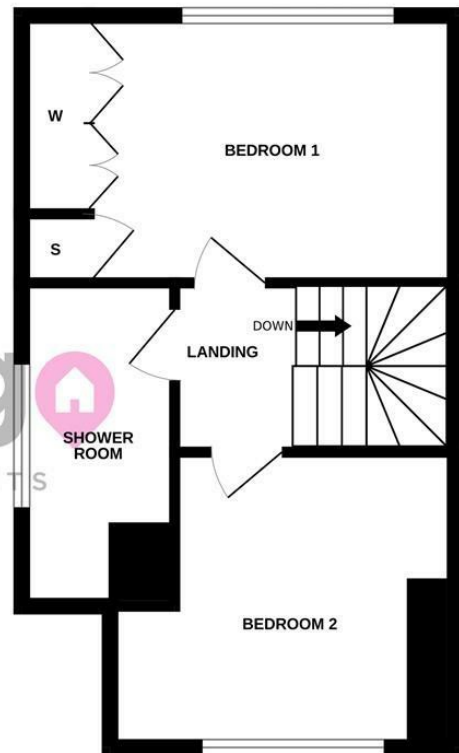
### PROPERTY DETAILS

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

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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	

