



## Marketing Preview



**58 Chesterfield Road, Barlborough, S43 4TT**

**£120,000**

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



NO CHAIN! Perfect for a first-time buyer, this deceptively spacious property has been newly renovated by the current owner and is not to be missed. Offering two reception rooms, a newly fitted kitchen and bathroom, two generous double bedrooms, low-maintenance rear garden, and off-road parking. Ideally positioned for commuters with excellent road links to the M1, Chesterfield, and Sheffield.

## SUMMARY

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Entrance is via the lounge, a bright living space featuring a front-facing window and feature hole-in-the-wall fireplace. Access leads through to the dining room, which benefits from an understairs storage cupboard and is open plan to the stunning newly fitted kitchen. The kitchen has a dishwasher, washing machine and fridge/machine as well as two rear-facing windows and a door providing access to the rear garden.

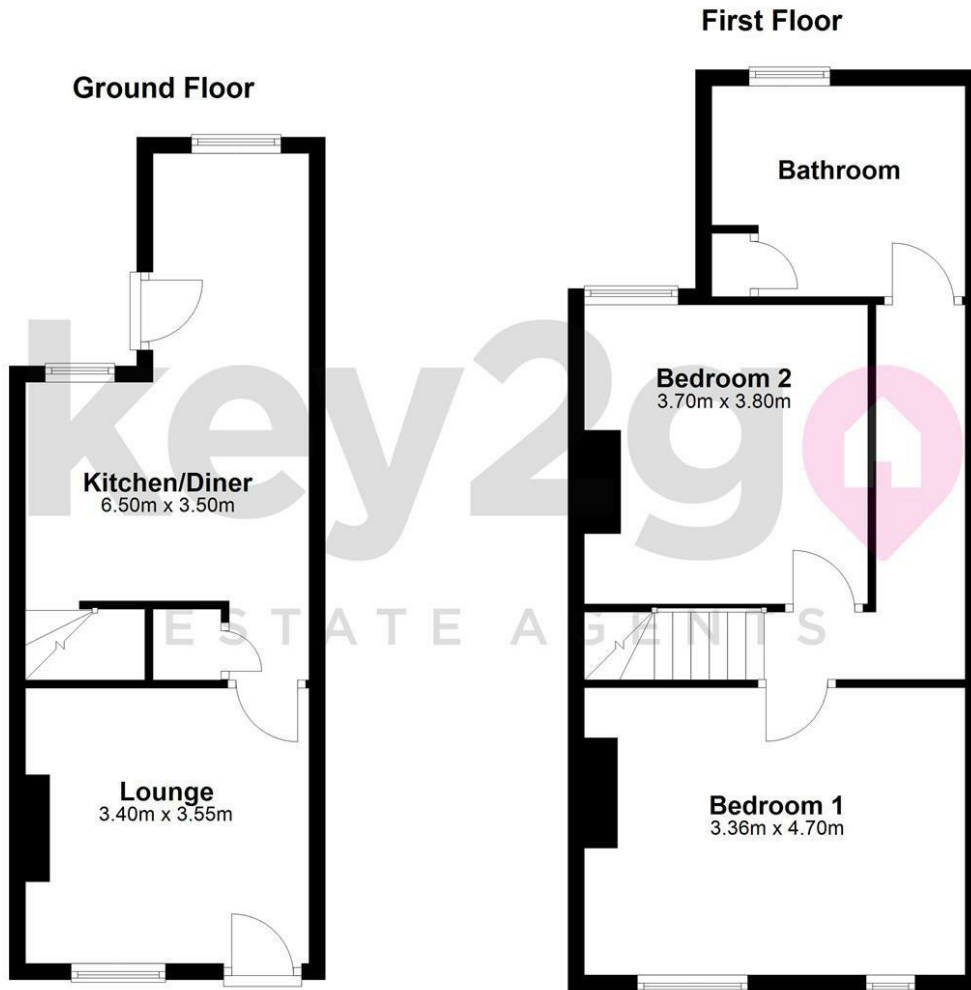
Stairs rise from the dining room to the first floor, offering two larger-than-average double bedrooms. A corridor leads to the spacious bathroom, which also benefits from a cupboard housing the boiler.

To the front of the property is a large lawned garden with mature hedging and a shared pathway providing access to the front door and rear garden. To the rear is a newly fenced, enclosed, low-maintenance garden with space for off-road parking for up to two cars, depending on vehicle size.

## PROPERTY DETAILS

- FREEHOLD - PLEASE NOTE THERE IS A UNDER LEASE ON THE REAR OF THE PROPERTY
- 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</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 &amp; Wales</b>	EU Directive 2002/91/EC	

