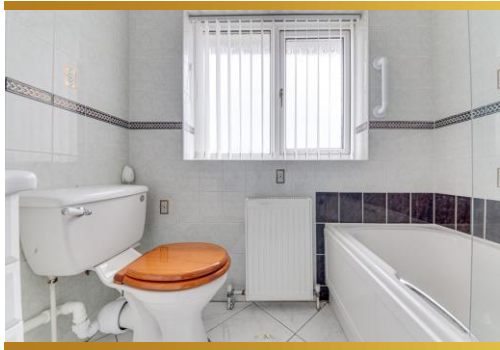![Bell & Co Estates logo]

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ESTATES

6 Moor View Road | Staveley | S43 3UE

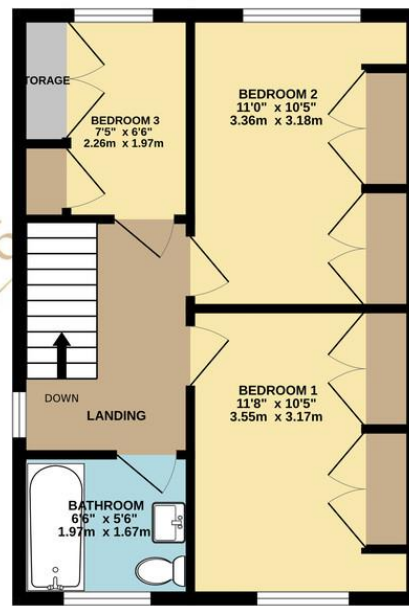### Guide Price £150,000 to £160,000

Bell & Co Estates are delighted to present this THREE BEDROOM SEMI-DETACHED property in Staveley, offered with NO VENDOR CHAIN. In brief the property compromises of Entrance Hall with spacious Living Room with Gas fire and surround, separate Dining Room with patio doors opening on to the rear garden and Modern Fitted Kitchen. Upstairs are TWO DOUBLE BEDROOMS both with Fitted Wardrobes and further single Bedroom with Fitted Wardrobes. Family Bathroom complete with shower over bath, washbasin and WC. To the front of the property is a driveway providing off road parking with grassed area, LARGE DETACHED GARAGE and rear garden with patio area. Close to all local amenities, transport links and a short walk to the local shops this would make the perfect family home. Call now to arrange your viewing.

- Three Bedroom Semi Detached
- No CHAIN!
- Modern Kitchen
- Spacious Lounge
- Separate Dining Room
- Family Bathroom
- Detached Garage
- Driveway

GROUND FLOOR
379 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

ENTRANCE HALL
UP

LIVING ROOM
12'4" x 11'0"
3.76m x 3.36m

PANTRY

STORE

KITCHEN
9'3" x 6'4"
2.83m x 1.92m

DINING ROOM
11'6" x 9'3"
3.51m x 2.82m

STORAGE

BEDROOM 3
7'5" x 6'6"
2.26m x 1.97m

BEDROOM 2
11'0" x 10'5"
3.36m x 3.18m

DOWN
LANDING

BEDROOM 1
11'8" x 10'5"
3.55m x 3.17m

BATHROOM
6'6" x 5'6"
1.97m x 1.67m

TOTAL FLOOR AREA : 783 sq.ft. (72.8 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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Contact Details

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6 Moor View Road
Staveley
CHESTERFIELD
S43 3UE

Energy rating

C

Valid until	Certificate number
26 February 2033	**0300-2993-8220-2327-5431**

Property type	Semi-detached house
Total floor area	78 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars,
they are for guidance purposes only. All measurements are approximate are for
general guidance purposes only and whilst every care has been taken to ensure
their accuracy, they should not be relied upon and potential buyers are advised to
recheck the measurements