



## 17 Manor Drive | Brimington | Chesterfield | S43 1NJ

£220,000

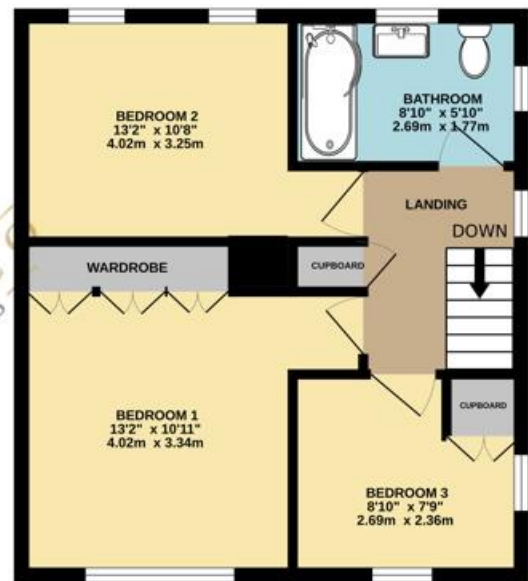
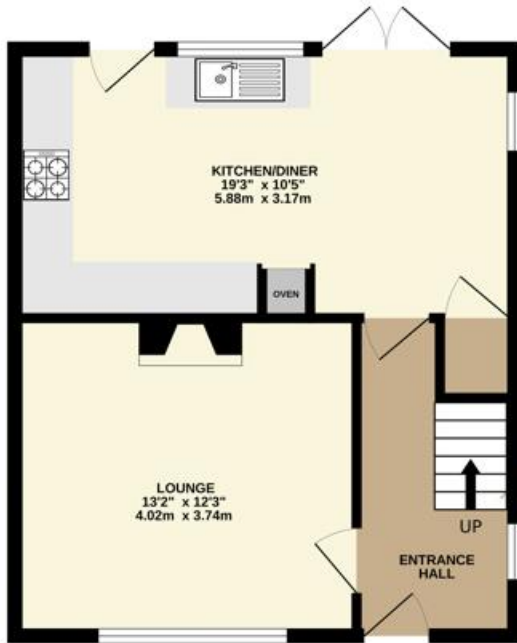
Bell & Co Estates are delighted to present this THREE BEDROOM SEMI-DETACHED home in the Heart of Brimington, Chesterfield. Within walking distance to local amenities, this property is in a prime location. In brief the property comprises of; Entrance Hallway, front facing spacious Lounge, open plan Modern Kitchen with Dining Area which offers plenty of cupboard and worktop space, integrated appliances, understairs storage cupboard and French Doors with further single back door for entry into the rear garden. To the upstairs are TWO LARGE DOUBLE BEDROOMS and further good-sized single Bedroom. Newly fitted modern family Bathroom with shower over bath, wash basin with cupboard space and WC. To the front of the property is a large driveway providing off road parking with side gate access into the private, rear garden which houses a spacious patio, grassed area, TWO LARGE SUMMER HOUSES both with electrics and further brick-built storage with electric. Viewing is highly recommended to fully appreciate what this home has to offer.

- Three Bedroom Semi-Detached
- Modern Throughout
- Front Facing Lounge
- Open Plan Kitchen with Dining Area
- Good Sized Bedrooms
- Modern Family Bathroom
- Off Road Parking
- Large Garden



**GROUND FLOOR**  
431 sq.ft. (40.0 sq.m.) approx.

**1ST FLOOR**  
412 sq.ft. (38.3 sq.m.) approx.



**TOTAL FLOOR AREA: 843 sq.ft. (78.3 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.

## Contact Details

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17, Manor Drive  
Brimington  
CHESTERFIELD  
S43 1NJ

Energy rating

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Valid until

**2 February 2030**

Certificate number

**8730-7122-2300-4507-9206**

**Property type**

Semi-detached house

**Total floor area**

81 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 and 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