



Quarry Bank Road, Chesterfield S41 0HH

welcome to

Quarry Bank Road, Chesterfield

**** INVESTMENT OPPORTUNITY **** Three bedroom end terrace with driveway and rear garden, sold with tenant in situ (£750 pcm). Ideal buy to let investment. NO CHAIN!

Entrance Porch

Entrance porch fitted with carpet flooring, offering access to all ground floor accommodation.

Lounge

12' 3" x 11' 7" (3.73m x 3.53m)

Lounge fitted with a front facing double glazed window and carpet flooring. Alongside a feature fireplace, incorporating a marble effect back and hearth, housing the gas fire.

Reception Room

13' 9" x 13' 7" (4.19m x 4.14m)

An ample reception room fitted with double glazed window and carpet flooring. Finished with an electric fire.

Kitchen

9' 3" x 8' 9" (2.82m x 2.67m)

A modern kitchen fitted with a range of wall and base units, an integrated oven and hob with complimentary wooden work tops. Further featuring a double glazed window and central heating radiator. Finished with laminate flooring.

Landing

Offers access to first floor accommodation and fitted with carpet throughout.

Bedroom One

13' 9" x 12' 3" (4.19m x 3.73m)

Bedroom one is fitted with a front and side facing double glazed window and a useful storage cupboard.

Bedroom Two

11' 3" x 6' 9" (3.43m x 2.06m)

Bedroom two is fitted with a rear facing double glazed window and carpet flooring.

Bedroom Three

7' 4" x 10' 1" (2.24m x 3.07m)

Bedroom three is fitted with a side facing double glazed window and carpet flooring.

Bathroom

The bathroom is fitted with a rear facing double glazed window, a paneled bath with shower over and a useful storage cupboard housing the combi boiler. Finished with laminate flooring.

Outside & Exterior

Offering a rear driveway for up to two cars, Whilst a lawn and patio area can be found to the side of the property.





view this property online williamhbrown.co.uk/Property/CSF104359



welcome to

Quarry Bank Road, Chesterfield

- Council Tax Band: A
- Popular Residential Area of Spital
- Offered For Sale With No Chain
- Lounge, Kitchen & Reception Room
- Three First Floor Bedrooms & Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/CSF104359



Property Ref:

CSF104359 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk