



**Sanforth Street, Chesterfield S41 8RU**

**welcome to**

## **Sanforth Street, Chesterfield**

A two bed home with a traditional layout, offering a bright front living room, a generous dining room and a practical rear kitchen with ground-floor W.C. Upstairs features two comfortable double bedrooms and a neatly arranged bathroom. The rear garden provides a private, functional space.

### **Living Room**

The living room sits at the front of the house and offers a well proportioned space that feels naturally welcoming. It's shape lends itself to a comfortable seating layout, with room for a sofa, chairs and media unit without feeling crowded. With its position at the front, it benefits from daylight through the main window, giving the room a bright, relaxed atmosphere.

### **Dining Room**

Directly behind the living room, the dining room mirrors its size and creates a natural continuation of the ground floor layout. It is generous enough for a family dining table and additional furniture, making it a sociable space for everyday meals or entertaining. Its central position in the home gives it a warm, connected feel.

### **Kitchen**

The kitchen sits at the rear of the property and is compact yet practical, arranged to make the most of its layout. There is space for essential appliances and work surfaces, with a layout that suits both cooking and day-to-day use. Its rear position makes it convenient for stepping out to the garden.

### **Downstairs W/C**

A small ground floor W.C. provides useful convenience for guests and everyday living. It is tucked away at the rear of the property so it doesn't interrupt the flow of the main living spaces.

### **Landing**

A central carpeted staircase leads to:

### **Bedroom 1**

The first bedroom sits above the living room at the front of the property and offers a comfortable

double room with balanced proportions. There is space for a bed, wardrobes and additional furniture, making it a calm and practical main bedroom.

### **Bedroom 2**

The second bedroom mirrors the first in size and layout, offering another well shaped double room. It works equally well as a second bedroom, a guest room or a spacious home office, depending on the needs of the household.

### **Bathroom**

The bathroom is positioned at the rear of the first floor and is arranged to accommodate a bath or shower, basin and toilet. It is neatly laid out and easily accessible from both bedrooms while remaining tucked away for privacy.

### **Rear Garden**

The property benefits from a traditional cottage style garden, which is the ideal blank canvas ready for transformation for the summer.

### **Agent's Note**

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

### **Agent's Note**

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*





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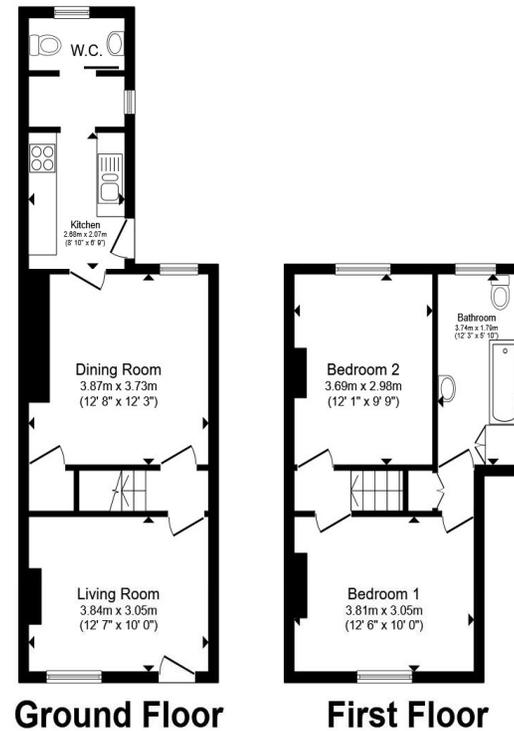
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## Sanforth Street, Chesterfield

- Council Tax Band A
- Ideal FTB or Investment
- Popular Location
- Traditional Garden
- First Floor Bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£110,000**



Total floor area 74.4 m<sup>2</sup> (800 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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