



1,109  
sq ft



3



1



2

REDBRIK  
ESTATE AGENTS 

Helping you find  
your home at...

Shirland Street, Chesterfield  
Guide Price £125,000 to £130,000

Positioned on a quiet road close to Chesterfield Town Centre is this well maintained and deceptively spacious three bedroom mid terrace house.

- Three Bedroom Mid Terrace House
- Fitted Kitchen With Integrated Cooking Appliances
- Separate Dining Room
- Spacious Lounge
- Fitted Bathroom With White Suite
- Low Maintenance Grounds
- Ideally Located
- Gas Central Heating
- uPVC Double Glazing
- Energy Rating TBC - Freehold.





£125,000 to £130,000 (Guide Price)

This is for our family...

The property is deceptively spacious offers versatile, flexible accommodation across three levels

The low maintenance enclosed garden is both secure for kids to play and adults to entertain in

Schools, shops & Queens Park are all a short distance away

Buying just for me, or with my partner...

The property is so versatile; you could make the property feel ultra-modern or quite traditional to suit your tastes, with the flexibility of using one of the bedrooms as an office

Pubs, restaurants & takeaways are all within close proximity, Chesterfield Town Centre & Train Station a short walk away

Ideally placed for bus services & transport links including access to the commuter routes



This could be an ideal property to downsize...

The location is ideal quiet but only a short distance from shops, pubs, walks & parks

The property has been set-up to be relatively low-maintenance with the bonus of being able to put your own stamp on it

The accommodation is very flexible, offering spaces that can be utilised for a number of purposes

I am looking for investment...

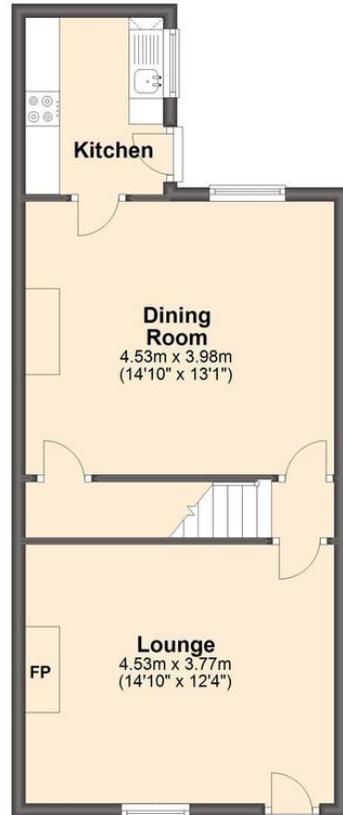
We think the rental yield will be approximately £525 pcm (5.04% yield)

The location & low maintenance grounds are ideal



### Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



### First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



### Second Floor

Approx. 18.4 sq. metres (198.1 sq. feet)



Total area: approx. 103.1 sq. metres (1109.8 sq. feet)

We endeavour to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

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