



Lower Grove Road, Chesterfield S40 1LX

welcome to

Lower Grove Road, Chesterfield

Well-presented two-bedroom mid-terrace home in Chesterfield featuring a spacious living room, separate dining room, fitted kitchen with utility area, cellar storage, modern bathroom, driveway parking and an enclosed rear garden with decking. Ideal first-time buy or investment opportunity.

Front Of Property / Driveway

The property is approached via a driveway providing valuable off-street parking. The attractive mid-terrace façade combines period charm with practical convenience, whilst a pathway leads to the main entrance. Positioned within a row of similar properties, the home enjoys an established residential setting close to local amenities.

Dining Room

To the front of the property, a generously sized dining room offering ample space for family dining and entertaining. A decorative fireplace adds character to the room, while a front-facing window allows plenty of natural light.

Living Room

A bright and inviting reception room featuring laminate flooring and a striking exposed brick fireplace which creates an attractive focal point. Natural light flows through the window, while the neutral decor provides a versatile backdrop for a range of furnishings. The room provides access to the staircase leading to the first floor and connects seamlessly with the kitchen area.

Kitchen

Fitted with a range of wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen provides space for cooking appliances and features a stainless steel sink with drainer, while a dishwasher is included within the sale. Thoughtfully designed to maximise storage and workspace, the room enjoys views towards the rear garden.

Utility Room

A practical addition to the property providing dedicated laundry facilities and additional storage space. With plumbing for appliances and direct access to the rear garden, this useful area helps keep everyday household tasks separate from the main living accommodation.

Stairs To Cellar

Located off the ground floor, steps descend to the cellar, offering convenient access to additional storage accommodation.

Cellar

A useful cellar space ideal for storage, hobbies or household items. Providing valuable supplementary accommodation, the cellar enhances the practicality of the property.

Stairs/Landing Bedroom One

A generously proportioned double bedroom positioned to the front of the property, offering ample space for a range of bedroom furnishings. Large windows provide plenty of natural light, creating a bright and airy atmosphere throughout.

Bedroom Two

A well-proportioned double bedroom situated to the rear elevation. Featuring ample space for wardrobes and additional furnishings, this versatile room could also be utilised as a guest room or home office.





Bathroom

Accessed through the second bedroom, a modern family bathroom fitted with a white suite comprising of a panelled bath, separate shower wash hand basin and low-level WC. Complemented by contemporary tiling and practical flooring, the room offers a clean and stylish finish.

Rear Garden

The enclosed rear garden provides an excellent outdoor space for relaxing and entertaining. A decked seating area offers the perfect spot for outdoor dining, while the remainder of the garden features mature shrubs, established planting and pathways. A useful garden shed provides valuable additional storage space. Enjoying a good degree of privacy, the garden creates a pleasant setting for making the most of the outdoors.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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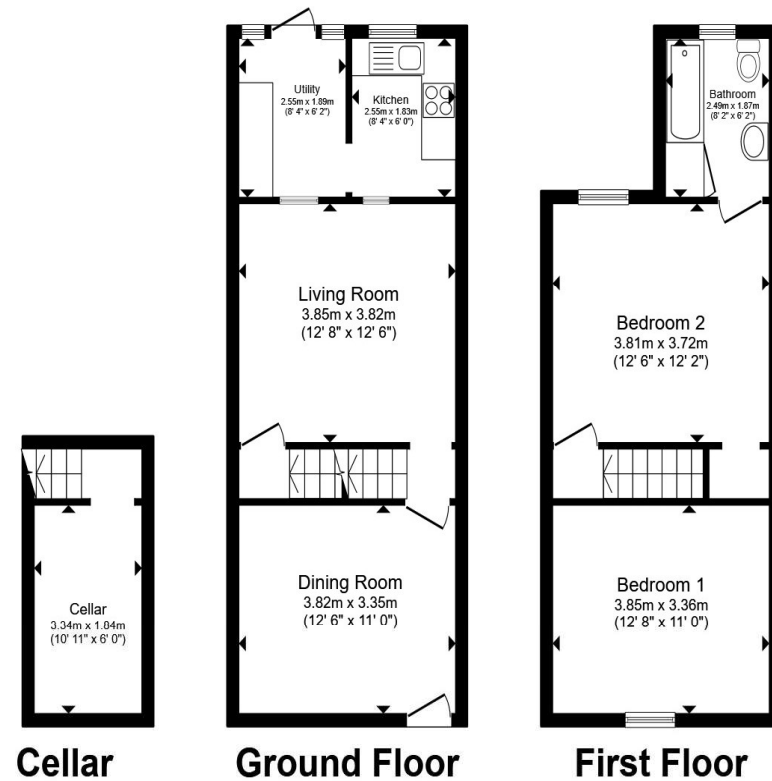
- Council Tax Band - A
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Useful Utility Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£160,000



Total floor area 85.7 m² (922 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


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Property Ref:
CSF105516 - 0006

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