22 Higher Albert Street, Chesterfield, S41 7QE

Guide Price £100,000 to £105,000

Take a look at this three bedroom mid terrace property - offered with NO CHAIN. Ideally situated close to the town centre and within the popular Brookfield School Catchment. The accommodation comprises: - two reception rooms, cellar, kitchen, three first floor bedrooms and combined bathroom/wc. Gas centrally heated (combi) and uPVC double glazed. Outside sees on street permit parking, a forecourt and a rear yard. IDEAL FOR A FIRST TIME BUYER OR BUY-TO-LET INVESTOR.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
TENURE
We are advised that the property is FREEHOLD and in TAX BAND A under Chesterfield Borough Council.

GROUND FLOOR
A uPVC double glazed entrance door leads into the lounge.

LOUNGE
3.86m (12' 8") x 3.30m (10' 10")
Comprising a front facing uPVC double glazed window, a radiator, power points and an electric fire. A door leads to the inner hall.

INNER HALL
Connecting the lounge and the dining room, with stairs rising to the first floor landing.

DINING ROOM
3.85m (12' 8") x 3.60m (11' 10")
With a uPVC double glazed window to the rear elevation, a radiator, telephone point, television point and power points. Having a door to the kitchen and a door opening to steps leading down to the cellar (with lighting).

FITTED KITCHEN
2.70m (8' 10") x 2.10m (6' 11")
Having a modern range of fitted wall and base units, with tiled splashbacks and worksurfaces housing a stainless steel sink and side drainer. Benefiting from having a built-in electric oven, a fitted hob with an extractor unit over and plumbing for a washing machine. With a uPVC double glazed window to the rear elevation, a radiator, power points and tiled flooring. A uPVC double glazed door opens to the rear elevation.

FIRST FLOOR LANDING
Giving access to the three bedrooms and the bathroom.

BEDROOM 1
3.66m (12' 0") x 2.81m (9' 3")
Comprising a rear facing uPVC double glazed window, a radiator and power points.

BEDROOM 2
3.28m (10' 9") x 2.13m (7' 0")
With a uPVC double glazed window to the front elevation, a radiator, power points and a storage cupboard with access to the loft area.

BEDROOM 3
2.74m (9' 0") x 2.39m (7' 10")
Having a front facing uPVC double glazed window, a radiator and power points.

COMBINED BATHROOM/WC
2.62m (8' 7") x 2.11m (6' 11")
Housing a white suite comprising a bath with a shower over, low level w/c and a wash hand basin. With a uPVC double glazed window to the rear elevation, a radiator and a built-in cupboard which houses the Worcester combi boiler.

TO THE FRONT
There is a forecourt and on street permit parking.

TO THE REAR
A rear yard with an outhouse and a bin store.

VIEWING ARRANGEMENTS
By Appointment With: Hunters
Tel: 01246 540540

OPENING HOURS:
Monday 9am – 5.15pm
Tuesday 9am – 5.15pm
Wednesday 9am – 5.15pm
Thursday 9am – 5.15pm
Friday 9am – 5.15pm
Saturday 9am – 4pm
Sunday closed

THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.