



Swan Street, Poolsbrook Chesterfield S43 3FU

welcome to

Swan Street, Poolsbrook Chesterfield

****Guide Price £200,000 - £210,000****

A stylish 3 bedroom semi-detached home with welcoming lounge, kitchen/diner, modern bathroom and ground floor WC. The property benefits from off-street parking and an enclosed rear garden. Beautifully appointed throughout - Early viewing is essential!

Entrance Hall

Double glazed exterior door opens into a welcoming entrance hall with double glazed window to the side, radiator and doors to:

W.C.

With low level WC and pedestal hand-wash basin.

Living Room

A bright and welcoming living room, decorated in neutral tones which enhance the sense of space on offer. With open concept stairs to the first floor, radiator, fitted carpet, double glazed window to the front elevation and door to:

Kitchen/Diner

The well appointed kitchen is fitted with a selection of wall, base and drawer units providing ample storage. The cabinets are finished with modern shaker-style door fronts and wood effect worktops giving the space a contemporary feel. The kitchen benefits from an integral oven, with hob and fitted extractor hood above. Space is provided for a free-standing washing machine and fridge/freezer. A sink and drainer unit sits beneath a double glazed window overlooking the garden. The kitchen also provides space for a dining table, making this a great spot for entertaining or as a hub for daily family life. With radiator and double glazed French doors to the garden.

First-Floor Landing

Carpeted stairs ascend to a central landing area with loft access to a bordered loft, having a fitted ladder, and doors to:

Bedroom One

Comfortable double room with space for free-standing furnishings to taste. With fitted carpet,

radiator and double glazed window to the front elevation

Bedroom Two

A second comfortable double, ideal for visiting guests. With fitted carpet, radiator and double glazed window to the rear.

Bedroom Three

Currently utilised as a dressing room, this single bedroom currently houses a suite of wardrobes. With laminate flooring, radiator and double glazed window to the front elevation

Bathroom

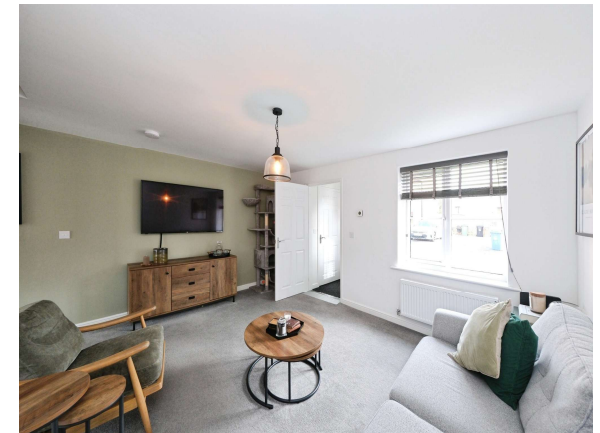
The property features a stylish modern bathroom fitted with a panel bath with shower over, pedestal hand-wash basin and low level WC. The bathroom benefits from partial tiling in neutral tones, heated chrome towel rail and frosted double glazed window.

Outside

The property sits back from the road and has an attractive lawn frontage which adds to the curb appeal. A driveway extends to the side of the property providing tandem off-street parking for two vehicles. To the rear, an enclosed rear garden with patio area for entertaining and storage shed.

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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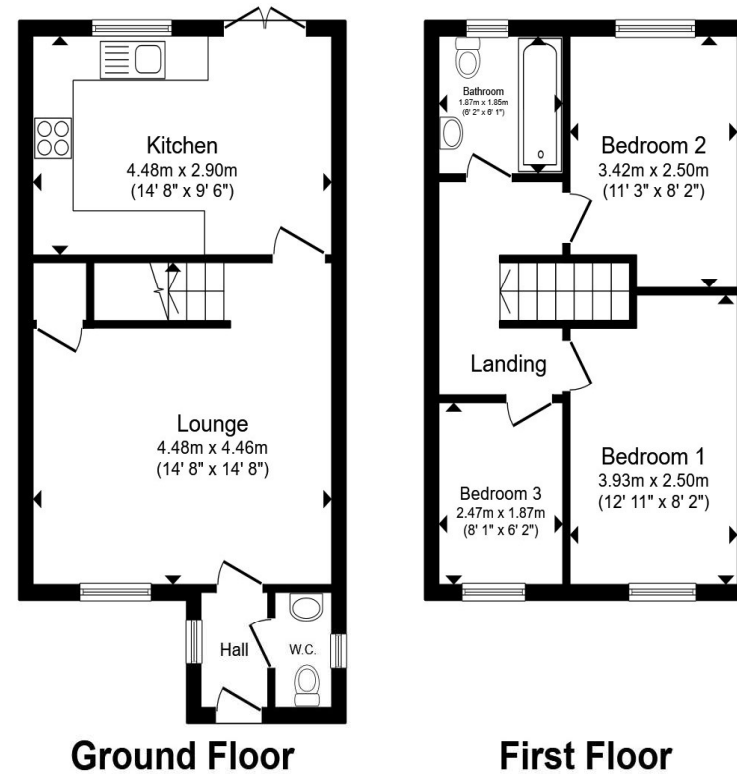
- **Guide Price £200,000 - £210,000**
- Council Tax Band B
- Beautifully Presented Throughout
- Three Comfortable Bedrooms
- Modern Family Bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£200,000



Total floor area 69.6 m² (749 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:
CSF105460 - 0003

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