



18 Grasscroft Close, Chesterfield, Derbyshire, S40 4HL

Saxton Mee

# 18 Grasscroft Close

## £165,000

Situated in a popular residential area within close proximity of local shops and schools and being quietly tucked away in a small cul-de-sac is this exceptionally well presented two double bed roomed mid terrace town house.

The property offers uPVC double glazing and a recently installed Worcester combi boiler with warranty. There is potential to split the main bedroom into two bedrooms with windows to the front and rear. The accommodation briefly comprises: porch, entrance hall, through lounge with laminate flooring and modern inset fire, rear lobby with large walk in cupboard, kitchen/dining room with modern white shaker style units. First floor landing again with built in cupboard, large main double bedroom, double bedroom two with walk in wardrobe. Family bathroom with white suite and shower over the bath.

Outside: to the rear of the property is gated off road parking and a lawned garden with brick built sheds (one with power). Front garden with an open aspect.



- Two large double bedrooms
- Quiet residential location yet close to local schools and shops
- Within approx. 1 mile of the town centre
- Very well presented accommodation throughout
- Spacious through lounge
- Good size dining kitchen
- uPVC double glazing and gas central heating via a recently installed Worcester combi boiler
- EPC: D
- Council tax Band A
- Tenure: Freehold



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The Buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.

<p>GIRAFFE360        only.        floor plan is intended for illustration        approximate and not to scale. This        standard. Measurements are        Calculations reference the RICS IPMS</p>	<p>(1) Excluding balconies and terraces.</p>	<p>Approximate total area        828 ft<sup>2</sup></p>
<p>Floor 0 Building 2</p>	<p>Floor 1 Building 1</p>	<p>Floor 0 Building 1</p>