



£150,000 Freehold

10 ALMA STREET WEST | | CHESTERFIELD | S40 2AX

**BuckleyBrown**  
ESTATE AGENTS

COME ON OVER!... Located on Alma Street West, Chesterfield, this delightful end-terrace house is ready for you to move in. This property boasts two bedrooms, two bathrooms and an enclosed rear garden to enjoy all year round. The property is ideally situated, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

Upon entering the ground floor, you are greeted by a welcoming reception room that exudes warmth and character. This space is perfect for relaxation or entertaining guests. Next door is a versatile dining area which flows directly through to the kitchen. Modern appliances run through the kitchen making meal preparation a dream.

Moving to the first floor, you will find a generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The natural light that floods the rooms creates a bright and airy atmosphere. A modern shower room on this floor enhances the functionality of the home, catering to the needs of both residents and visitors.

The second floor provides the master bedroom with the unique layout of open access into your en suite!

Outside, the property boasts a modest yet inviting garden space, perfect for enjoying the fresh air or hosting summer barbecues. The end-terrace position offers a sense of privacy, while still being part of a friendly community.

Call now to book a viewing!





#### Lounge 13'6" x 11'1"

Reception room with laminate flooring, central heating radiator, log burner fireplace and a window to the front elevation.

#### Dining Room 11'1" x 10'0"

Versatile reception room with laminate flooring, central heating radiator and a ample space for your desired furnishings.

#### Kitchen 7'11" x 7'10"

Complete with a range of matching gloss wall and base cabinets, inset sink with drainer, integrated appliances and velux windows. Further space and plumbing for a washing machine/tumble dryer. Additionally fitted with an external door to the rear elevation.

#### Landing

With access into;

#### Bedroom Two 13'1" x 11'1"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Shower Room 11'1" x 5'8"

Three piece suite including a hand wash basin, low flush WC and a walk in shower. Window to the rear elevation.

#### Bedroom One 14'2" x 11'1"

Carpeted flooring, central heating radiator, built in wardrobes, velux window and an open en suite area.

#### En Suite 11'1" x 5'2"

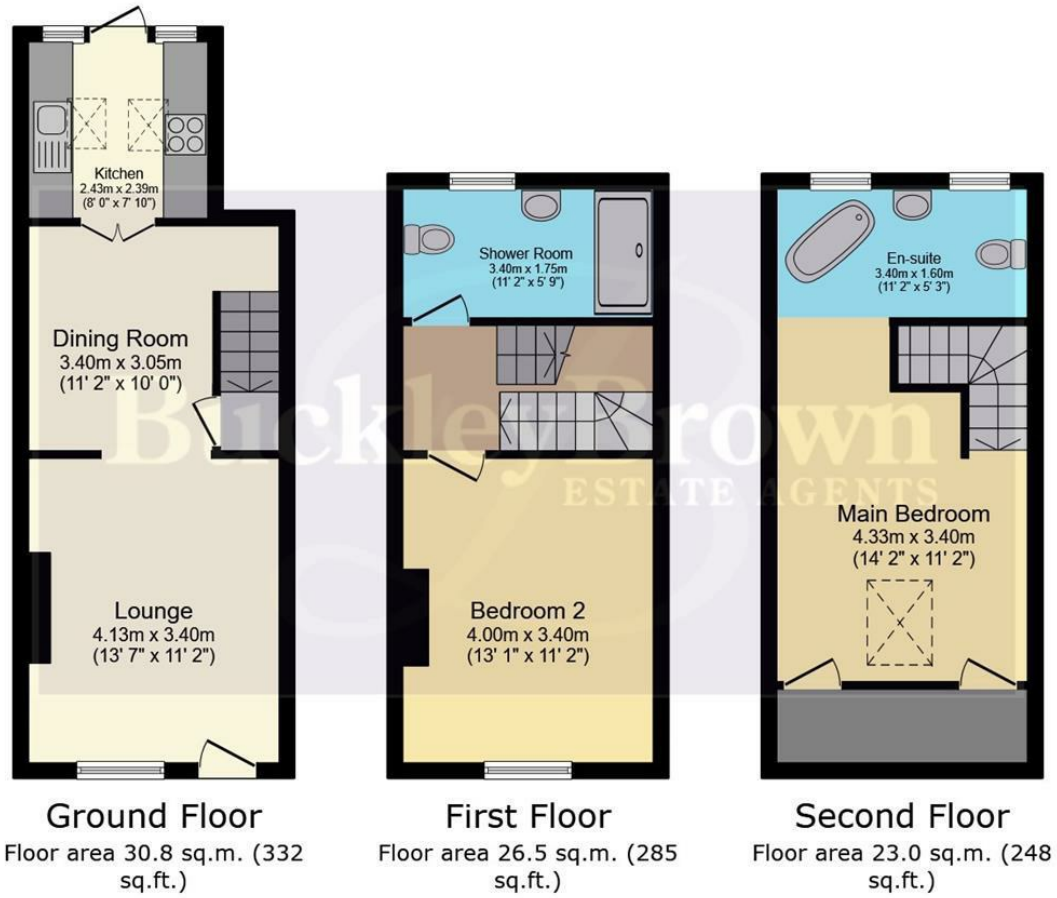
Open to the master bedroom with a hand wash basin, low flush WC and a free standing bath. Windows to the rear elevation.



#### Outside

Enclosed garden to the rear with an artificial lawn and an additional seating area.





**Total floor area: 80.3 sq.m. (864 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

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