



Guide Price £175,000 Freehold

61 SLACK LANE | HEATH | CHESTERFIELD | S44 5QU

**BuckleyBrown**  
ESTATE AGENTS

\*\*\*GUIDE PRICE £175,000-£180,000\*\*\*

A WARM WELCOME AWAITS...

Nestled in the charming area of Heath, this delightful three bedroom semi-detached house offers a welcoming atmosphere with cosy and spacious rooms throughout. You can also enjoy the benefits of local amenities with schools, parks and transport links all within easy reach. Lets take a look inside...

Upon entry you will be welcomed by the spacious and inviting hallway, situated off here you are greeted first by the reception room, a warm and cosy space filled with natural light creating a perfect area for relaxation. Through into the kitchen/diner, complete with matching cabinetry and provides ample space for your dining furniture, this creates a great space for entertaining friends. Situated off the kitchen is the handy utility room.

Heading upstairs you will find three neutrally decorated and well proportioned bedrooms, all allowing ample space and opportunity to make your own. To complete this floor is the gorgeous family bathroom.

Outside you will find a mature and well looked after rear garden, complete with a patio space, lawned area and planters, creating a tranquil setting to relax in the summer months. You will also see this home benefits from an outdoor store which is perfect for all your storage needs. To the front of the property allows ample off street parking.

Whether you are a first-time buyer, investor or family, this property presents an excellent opportunity to make it your next home.

Call today to view!





### Entrance Hallway

Allowing access into:

### Reception Room 13'6" x 12'2"

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

### Kitchen 13'6" x 8'10"

Complete with matching wall and base units with complimentary worktop over. Inset sink and drainer, oven and hob with hood over. Space your appliances.

### Dining Area 6'3" x 8'10"

Ample space for your dining furniture. Windows to the rear elevation and access into the utility.

### Utility 6'3" x 7'6"

A great space for your storage needs.

### Bedroom One 10'11" x 10'7"

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

### Bedroom Two 11'0" x 8'7"

Carpeted flooring, central heating radiator and windows to the rear elevation.

### Bedroom Three 8'3" x 6'5"

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

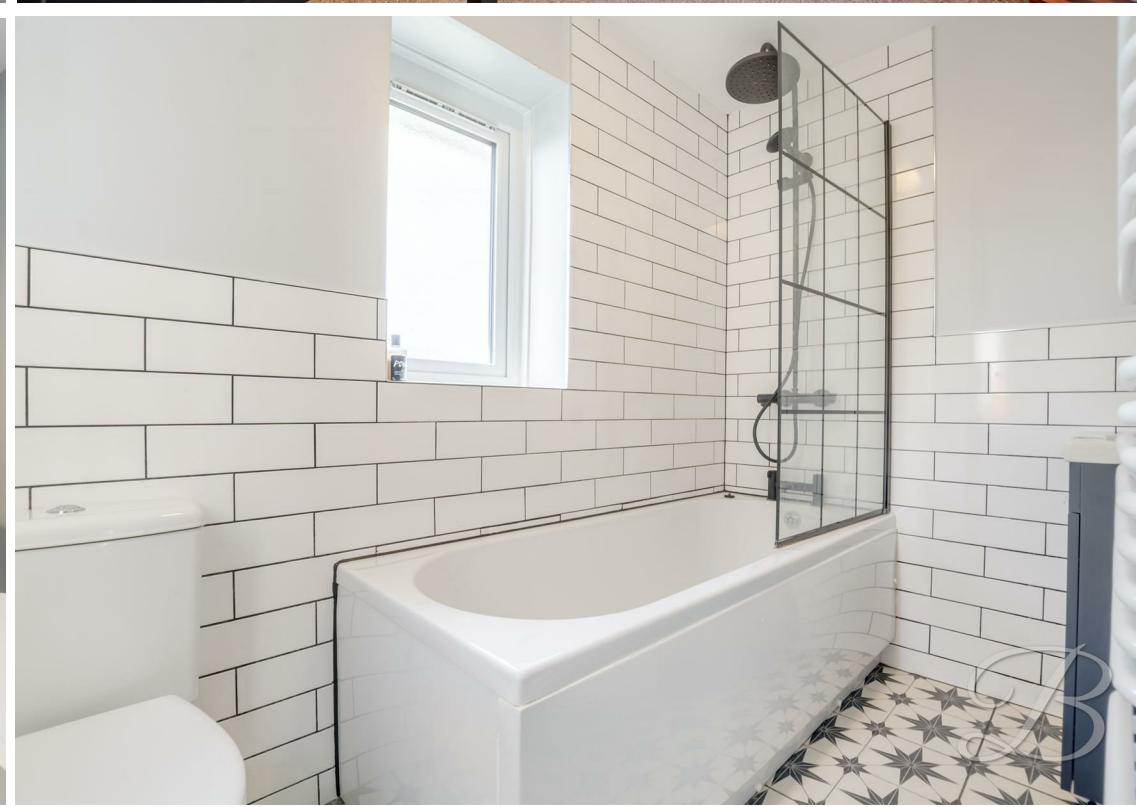
### Bathroom 7'10" x 4'7"

Complete with low flush WC, vanity unit hand wash basin and bath with overhead shower. Frosted window to the rear elevation.

### Outside

With a handy storage outhouse, lawned and patio rear garden. Driveway to the front of the property.





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) A		
(81-80) B		
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79

England & Wales      EU Directive 2002/91/EC

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