



14 Abercrombie Street, Chesterfield, S41 7LW

Saxton Mee

## 14 Abercrombie Street

# £165,000

A two double bedroom stone-built mid terrace property with easily managed gardens, ideally located within close proximity to Chesterfield town centre, offering a wide range of shops, amenities and leisure facilities. The property also falls within a good school catchment area and benefits from excellent public transport links, making it a convenient and appealing choice for a variety of buyers.

This attractive traditional home would benefit from a degree of modernisation and cosmetic enhancement, providing an excellent opportunity for purchasers to update and style the property to their own individual specification.

The accommodation includes an entrance hallway leading through to a cosy sitting room, while a generous dining room flows into the fitted kitchen, with a side entrance lobby and a ground floor bathroom located beyond.

A useful barrel vaulted cellar provides additional storage space and offers further potential, subject to any necessary consents.

To the first floor, the landing leads to a double bedroom featuring a decorative cast iron fireplace and a further double bedroom.

The second floor offers an occasional room with eaves storage, adding flexibility to the accommodation.

Externally, the property benefits from easily managed gardens to both the front and rear and is offered for sale with no upward chain.

- Excellent Investment Property Or Main Home
- Offers Scope To Be Completed To Individual Specifications
- Centrally Positioned Close To Town Centre Amenities
- Easily Managed Rear Garden
- Residents Parking Permit For On Road Parking
- Additional Occasional/Loft Room
- Cellar
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office





## 14 Abercrombie Street



**Approx. Gross Internal Floor Area 1240 sq.ft / 115.28 sq.m**

Illustration for identification purposes only. Measurements are approximate, not to scale

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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

