

24 Market Place, Bolsover, Chesterfield, S44 6PN  
01246 822 138  
enquiries@wilsonstateagents.co.uk  
www.wilsonstateagents.co.uk



7 Selmer Court  
Chesterfield, Derbyshire S43 1LB

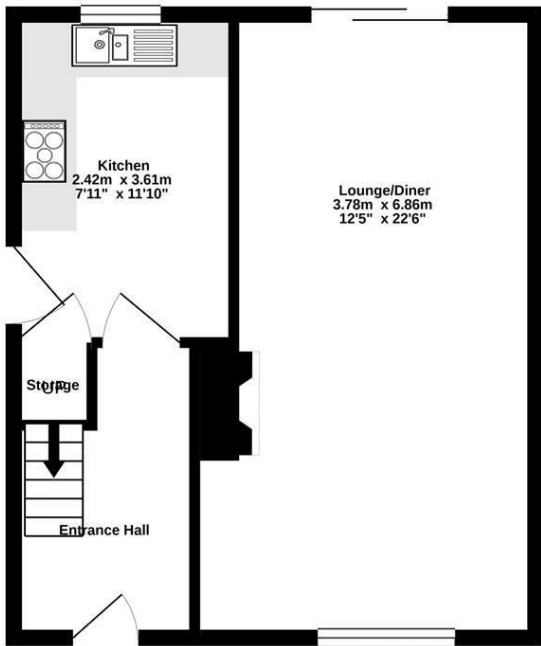
**OFFERS IN THE REGION OF £174,950**

Enjoying a cul-de-sac location this immaculately presented in a neutral colour scheme and spacious throughout, modern three bedroomed semi-detached benefits from off-road parking, detached garage and an enclosed rear garden, designed for low maintenance. Would suit first time buyers or those wishing to 'upsize' alike. The accommodation comprises an entrance hall, dual aspect lounge/diner with patio doors leading out to the rear, modern kitchen, three bedrooms, and a bathroom with a contemporary suite including a corner spa bath. Located in the popular residential area of Brimington, close to local shops and amenities, transport links to Chesterfield and schools.

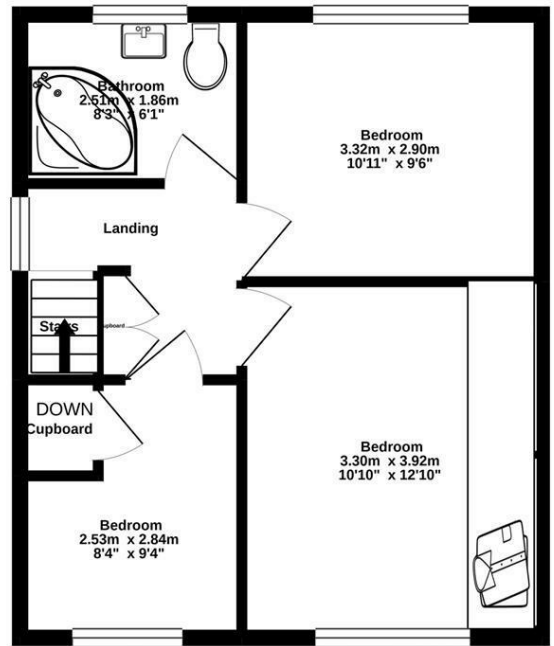
**7 SELMER COURT, CHESTERFIELD, DERBYSHIRE S43 1LB**



**GROUND FLOOR**  
38.6 sq.m. (415 sq.ft.) approx.



**1ST FLOOR**  
39.4 sq.m. (424 sq.ft.) approx.



**TOTAL FLOOR AREA : 77.9 sq.m. (839 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy A	Env A	Env A
Energy B	Energy B	Env B	Env B
Energy C	Energy C	Env C	Env C
Energy D	Energy D	Env D	Env D
Energy E	Energy E	Env E	Env E
Energy F	Energy F	Env F	Env F
Energy G	Energy G	Env G	Env G

For energy efficient, higher rating reach: England & Wales 2020/1/1/EC