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76 East Street  
Chesterfield, Derbyshire S44 5NP

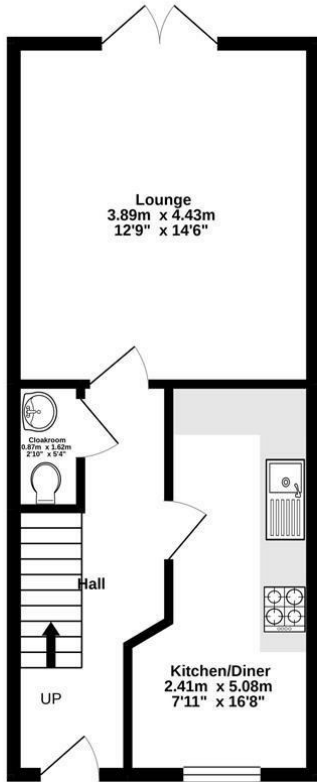
**OFFERS IN THE REGION OF £164,950**

Beautifully presented and ideally located for accessing the M1 via J29 and also with fantastic commuting links to Chesterfield and Mansfield, this modern three bedroomed semi detached home offers space for the growing family may also be of interest to first time buyers, set over three floor and benefiting from off road parking and an enclosed rear garden. The accommodation is spacious and is neutrally decorated throughout comprising a light and airy lounge / diner with French doors leading out to the rear garden, a well appointed kitchen with space for dining, guest WC, two bedrooms and a family bathroom to the first floor with a Master bedroom with an en-suite shower room on the second floor.

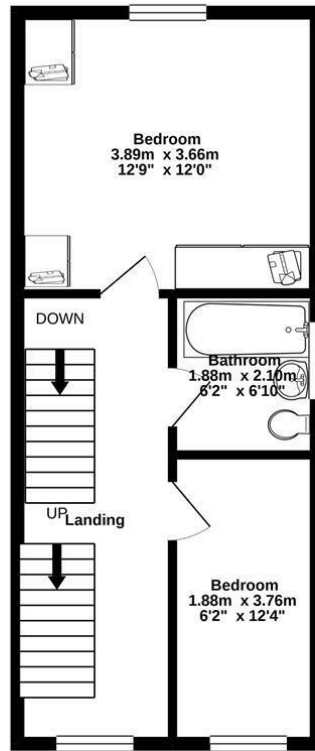
**76 EAST STREET, CHESTERFIELD, DERBYSHIRE S44 5NP**



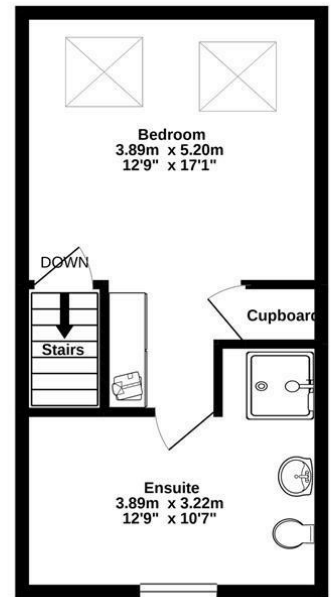
GROUND FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



2ND FLOOR  
29.3 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA : 103.3 sq.m. (1112 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Rating	Score	Rating	Score
Energy A	92	Enviro A	32
Energy B	81	Enviro B	27
Energy C	69	Enviro C	22
Energy D	58	Enviro D	17
Energy E	46	Enviro E	12
Energy F	35	Enviro F	7
Energy G	23	Enviro G	2

For energy efficient, higher rating assets.  
England & Wales  
2020/11/16