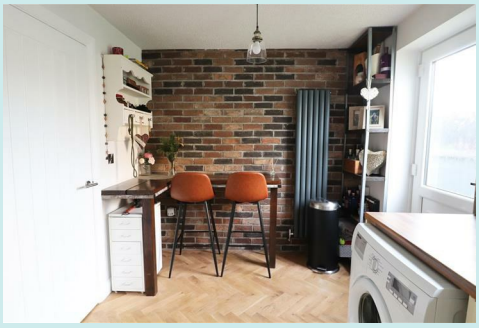
24 Market Place, Bolsover, Chesterfield, S44 6PN
01246 822 138
enquiries@wilsonestateagents.co.uk
www.wilsonestateagents.co.uk

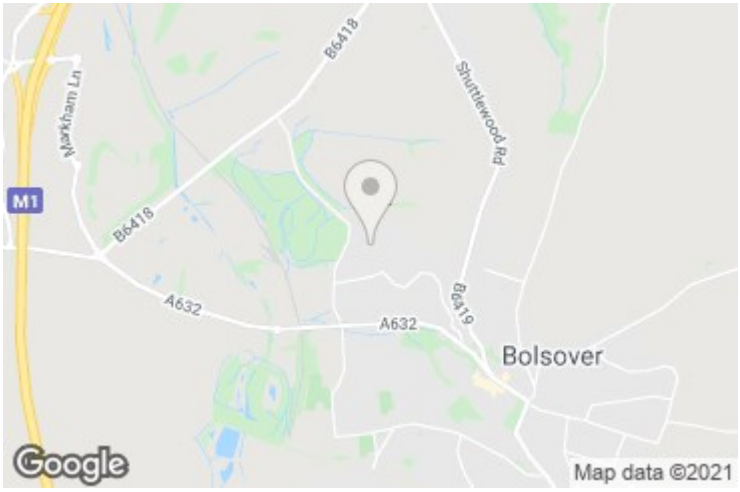


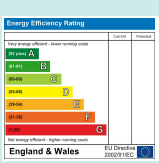
25 Merlin Avenue
Chesterfield, Derbyshire S44 6QF

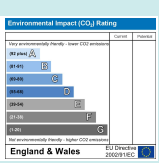
OFFERS IN THE REGION OF £134,950

IDEAL STARTER HOME Enjoying a quiet cul-de-sac location this two bedroomed modern semi detached house would suit first time buyers or those wishing to downsize alike. Immaculately presented throughout the accommodation comprises lounge, breakfast kitchen, two bedrooms and bathroom. A block paved driveway to the front provides off road parking with an enclosed garden to the rear which benefits from a separate summer house / gym. The property is ideally positioned for commuting to the M1 via J29a Markham Vale and the nearby town of Chesterfield.

25 MERLIN AVENUE, CHESTERFIELD, DERBYSHIRE S44 6QF




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


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC