

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

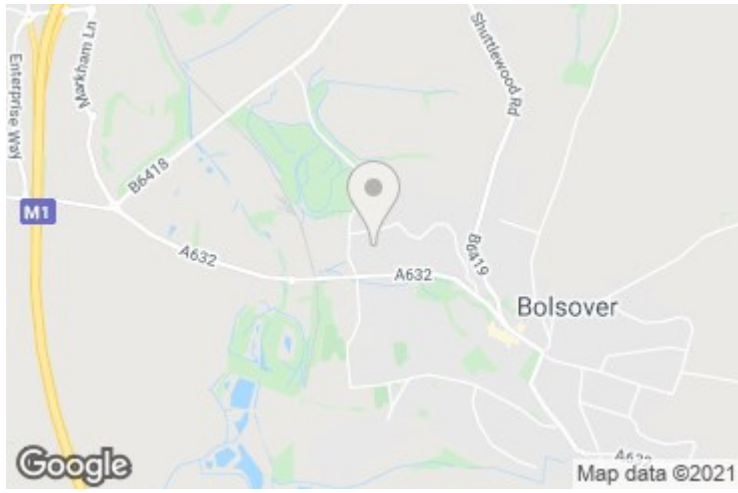


9 Houfton Crescent  
Chesterfield, Derbyshire S44 6BP

**OFFERS IN THE REGION OF £99,950**

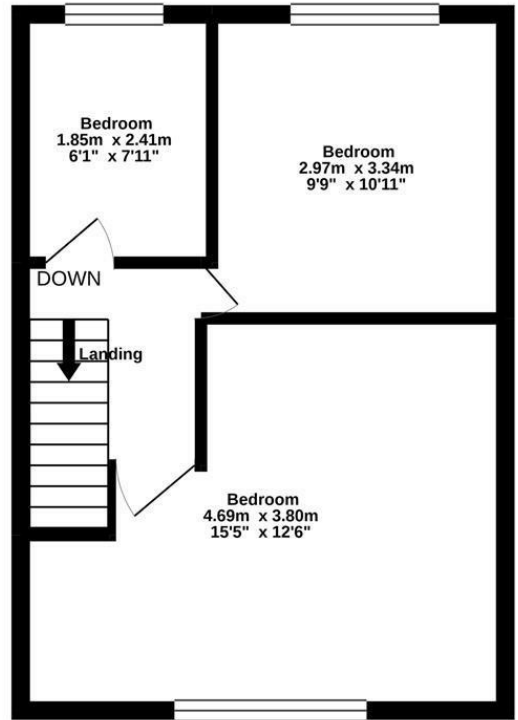
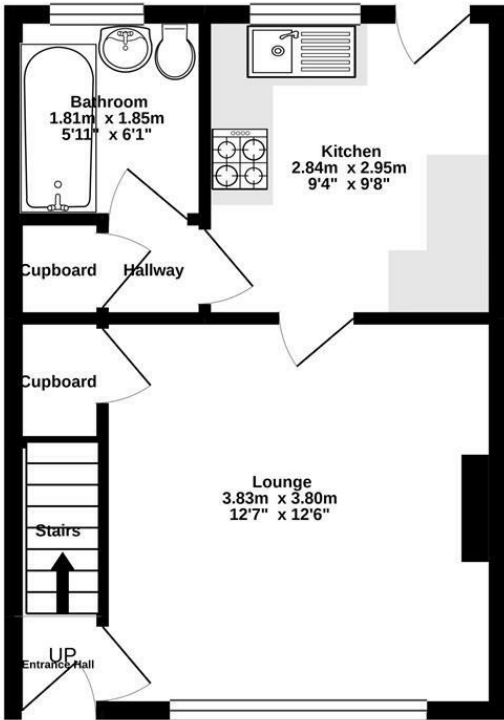
**\*NO CHAIN\* INVESTMENT OPPORTUNITY\*** Enjoying a cul-de-sac location with fantastic commuting links to the M1 via J29a Markham Vale this three bedroomed semi detached house would suit first time buyers and investors alike. The accommodation is spacious and comprises lounge, kitchen, bathroom and three bedrooms. There is an enclosed garden to the rear and the property is ideally placed for accessing the Stockley Trail and Carr Vale Nature Reserve.

**9 HOUFTON CRESCENT, CHESTERFIELD, DERBYSHIRE S44 6BP**



**GROUND FLOOR**  
31.4 sq.m. (338 sq.ft.) approx.

**1ST FLOOR**  
31.7 sq.m. (341 sq.ft.) approx.



**TOTAL FLOOR AREA : 63.0 sq.m. (679 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 ©2021

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

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