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38 Moorfield Square  
Chesterfield, Derbyshire S44 6EN

**OFFERS IN THE REGION OF £154,950**

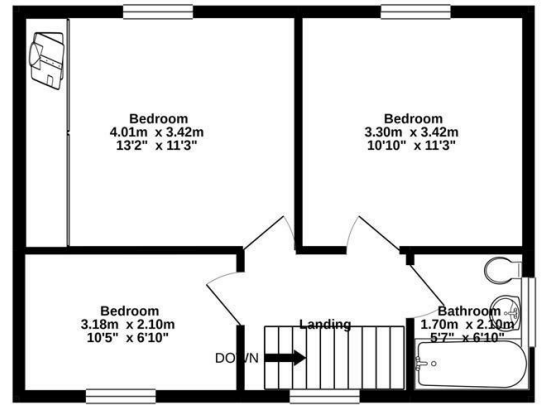
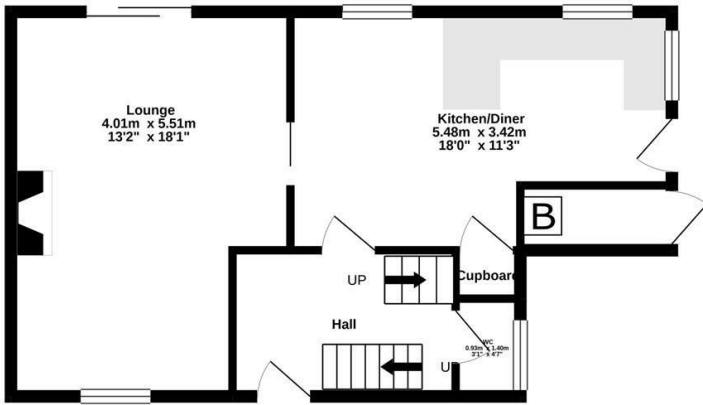
\*NO CHAIN\* Spacious three bedroomed semi detached property occupying a substantial corner plot in a sought after cul-de-sac location. An ideal opportunity for first time buyers or those looking to 'upsized' and looking to add their own stamp / add value. The family sized accommodation comprises entrance hall with guest WC, generous lounge, kitchen/diner, three bedrooms and bathroom. There is a good sized garden to the front and off road parking leading to a detached garage with inspection pit. There is also garden laid to lawn to the rear with an additional enclosed, hard surfaced area. The property is ideally placed for easy, level access to local schools and amenities and has good commuting links to the M1.

**38 MOORFIELD SQUARE, CHESTERFIELD, DERBYSHIRE S44 6EN**



GROUND FLOOR  
47.1 sq.m. (507 sq.ft.) approx.

1ST FLOOR  
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 87.4 sq.m. (941 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	
Current	Potential	Current	Potential
Energy A	Energy A	Env Impact B	Env Impact B
Energy B	Energy B	Env Impact C	Env Impact C
Energy C	Energy C	Env Impact D	Env Impact D
Energy D	Energy D	Env Impact E	Env Impact E
Energy E	Energy E	Env Impact F	Env Impact F
Energy F	Energy F	Env Impact G	Env Impact G
Energy G	Energy G	Env Impact H	Env Impact H

For energy efficient, higher rating assets.  
England & Wales 2020/1/16C