

FOR  
SALE



Bent Lane, Staveley, Chesterfield, Derbyshire S43 3UQ

Auction £75,000 - Freehold

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J28 Sales & Lettings

## PROPERTY SUMMARY

For Sale by Auction this two bedroomed Park Home situated on the sought after, over 50s Riverdale Park. Be part of this exclusive community, offering bungalow style living at a fraction of the price. Close to open fields with a Social Club, Bowling and Cricket Clubs on the doorstep. Superbly presented throughout the accommodation is arranged across one level and comprises a living room with bay window, a spacious kitchen/diner built in oven with electric hob and extractor, space for washer/dryer. Having two bedrooms and a shower room. The property benefits from off road parking and an enclosed garden. Enjoying a semi rural yet convenient location, close to amenities and transport links to Chesterfield Town Centre. Would ideally suit those wishing to downsize. Conveniently placed for accessing the M1 via J29a. Site Fees Apply.

## POINTS OF INTEREST

- Online Auction
- Off Road Parking
- No Chain



## ROOM DESCRIPTIONS

### **Kitchen/Diner**

Wood effect laminate flooring, black kitchen base and wall units with white fronts. Upvc window and Upvc door to the front aspect. Black tiled splash backs, integrated oven with electric hob, extractor fan and space for washing machine.

### **Bedroom One**

With Grey carpet, Upvc window to the side aspect, fitted wardrobes and pendant light fixture.

### **Bedroom Two**

With Grey carpet , fitted wardrobe, Upvc window to the rear aspect and pendant light fixture.

### **Bathroom**

Fitted with white three piece suite including low flush toilet, vanity unit sink, walk in shower, towel rail, vinyl flooring, partially tiled wall, with storage cupboard and obscure window to the front aspect.

### **Lounge**

With Upvc bay window to the front and Upvc French doors to the rear garden. Grey carpeted flooring, two pendant light fixtures, granite effect fire surround and working electric fire.

### **Outside**

With parking to the side of the property, the front of the property offers space for shrubs and flowers to be planted.

To the rear of the property offers plenty of room for outside dining, including shrubbery. Washing rotary and metal shed.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Allocated.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G excellent data and voice, 5G poor

**Construction Type**

Park Home

**Coalfield or Mining**

It is indicated that this property is located within 1km of a coalfield or mining area.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





