



**Treeneuk Close
Chesterfield
Derbyshire
S40 3RR**

Offers in Excess of £560,000

bettermove

Treeneuk Close Chesterfield

Bettermove are pleased to welcome to the market this charming six bedroom detached house in Ashgate, available with no forward chain.

The property is currently tenanted and can be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove. The council tax band is F.

The interior of this beautifully-presented property comprises a spacious living room, dining room, fitted kitchen/breakfast room, conservatory, bedroom/study and shower room on the ground floor. The first floor consists of five bedrooms, four of which have en suites, and the family bathroom. The exterior boasts an enclosed rear garden with lawn and patio areas, perfect for enjoying the summer months. There is a double garage and driveway providing off road parking for several vehicles.

Located in the popular area of Ashgate, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A619, A61, M1 and Chesterfield rail station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

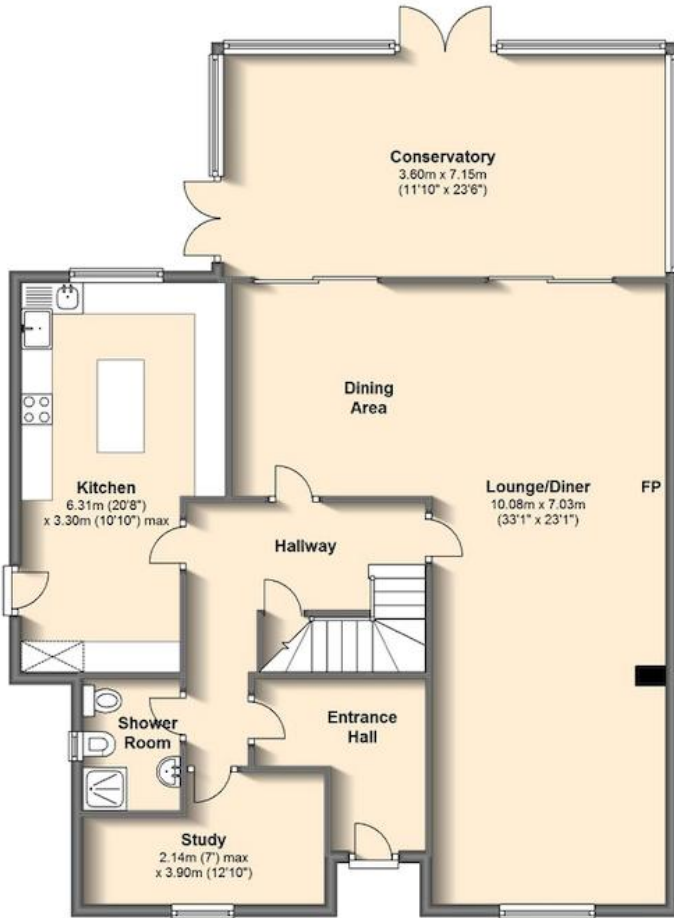
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



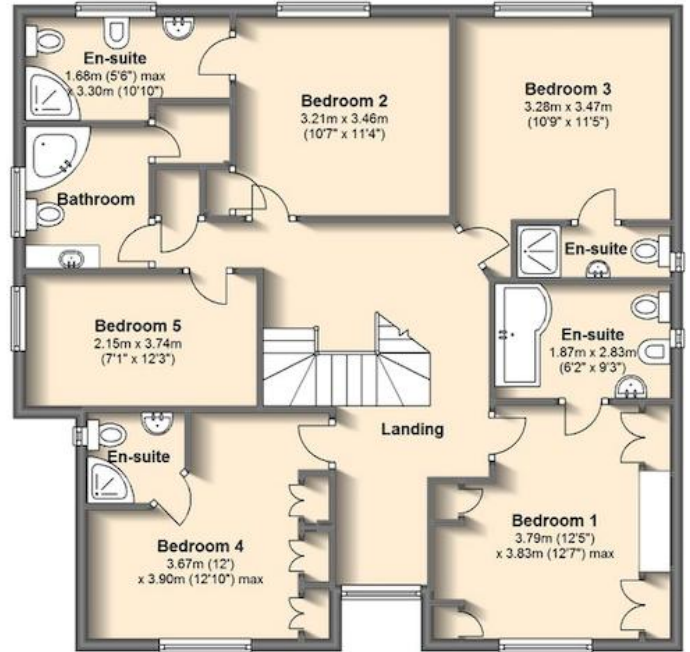
Ground Floor

Approx. 126.2 sq. metres (1358.1 sq. feet)




First Floor

Approx. 99.7 sq. metres (1073.0 sq. feet)



Total area: approx. 225.9 sq. metres (2431.1 sq. feet)

| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



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