



Trevorow Crescent, Chesterfield, Derbyshire S40 2GH

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Offers Over £215,000

PINEWOOD



Trevorow Crescent Chesterfield Derbyshire S40 2GH



Offers Over £215,000

**3 bedrooms
2 bathrooms
1 reception**

- SINGLE GARAGE AND DRIVEWAY PARKING TO THE REAR
- ON THE EDGE OF THE TOWN OF CHESTERFIELD WITH EASY ACCESS TO TRANSPORT LINKS AND M1 MOTORWAY JUNCT 29
- FAMILY SIZED ACCOMODATION OVER THREE FLOORS
- ENSUITE SHOWER ROOM AND DRESSING AREA TO BEDROOM ONE
 - GROUND FLOOR W.C/CLOAKROOM
- THREE DOUBLE BEDROOMS ALL WTH BUILT IN WARDROBES
 - MODERN FAMILY BATHROOM WITH WHITE SUITE
- FULLY ENCLOSED REAR GARDEN WITH LAWN AND PATIO
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR WITH SPACE/PLUMBING FOR WASHING MACHINE
- SPACIOUS LOUNGE WITH BUILT IN CUPBOARD, FIREPLACE AND UPVC DOORS TO THE REAR GARDEN



****NO CHAIN**ON THE EDGE OF THE TOWN CENTRE**WELL PRESENTED FAMILY HOME****Pinewood Properties are delighted to offer this **THREE BED SEMI DETACHED TOWN HOUSE** located on a popular residential estate situated just a short walk from the heart of the town, the Crooked Spire and the train station. Directly opposite the development you'll find the Alma Leisure Park; home to Cineworld, Harvester, McDonalds and many more. With easy access to the A61 Commuter route to Sheffield, Clay Cross and the M1 motorway. This property consists of the following: entrance hall with downstairs W.C. modern kitchen with hob and electric over with space/plumbing for further white goods. To the rear of the ground floor you will find the spacious lounge diner area with electric fire feature and uPVC patio doors out to the garden. The first floor of the property offers two double bedrooms and the stylish family bathroom with white suite. Stairs then lead to the second floor and principal bedroom which contains built in storage, dressing area/walk in wardrobe space with the ensuite shower. To the front of the property is a hedge offering privacy and to the rear is a fully enclosed garden mainly laid to lawn. To the rear is a single garage and driveway parking for two cars with a side access path. uPVC Double Glazing and Gas Central Heating.

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

ENTRANCE HALL/STAIRS AND LANDINGS

GROUND FLOOR W.C./CLOAKROOM

6'1" x 2'11" (1.87 x 0.9)

KITCHEN

12'9" x 6'2" (3.89 x 1.89)

LOUNGE

16'4" x 13'3" (5.00 x 4.05)

BEDROOM TWO

13'3" x 10'11" (4.05 x 3.35)

BEDROOM THREE

13'3" x 11'6" (4.05 x 3.53)

FAMILY BATHROOM

6'2" x 6'2" (1.90 x 1.90)

BEDROOM ONE

14'9" x 12'10" (4.50 x 3.93)

DRESSING ROOM

10'4" x 6'5" (3.16 x 1.96)

ENSUITE SHOWER ROOM

6'10" x 6'6" (2.10 x 2.00)

SINGLE GARAGE

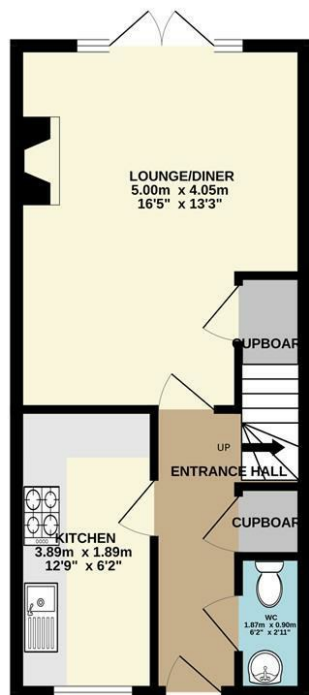
This is a semi detached single garage with up and over door.

OUTSIDE

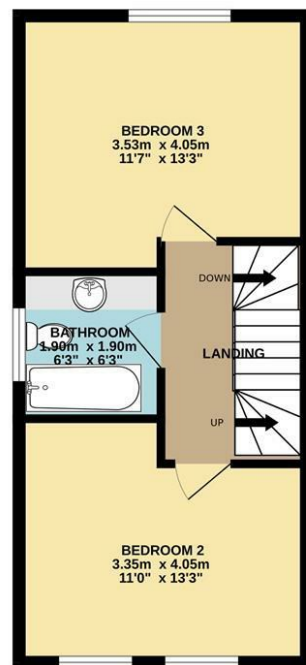
To the front of the property is a privacy hedge and pathway to the front door to the rear is a fully enclosed garden mainly laid to lawn with patio. To the rear is a single garage and driveway parking for two cars via a side access path.



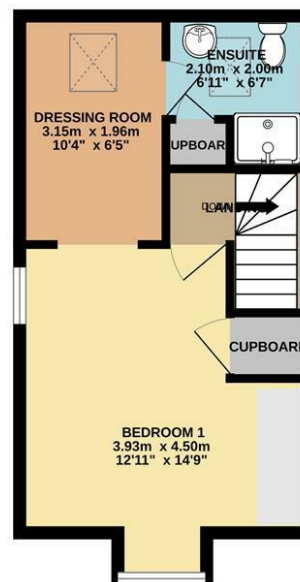
GROUND FLOOR
34.5 sq.m. (371 sq.ft.) approx.



1ST FLOOR
35.1 sq.m. (378 sq.ft.) approx.



2ND FLOOR
28.8 sq.m. (310 sq.ft.) approx.



TOTAL FLOOR AREA : 98.4 sq.m. (1060 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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GENERAL INFORMATION
Tenure: Leasehold
Energy Performance Rating: C
Council Tax Band: C
Total Floor Area: 1060.00 sq ft / 98.40 sq m
Gas Central Heating : Combi Boiler
uPVC Double Glazing
Loft

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(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	

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PINEWOOD

