

**Greenside Avenue, Newbold, Chesterfield, Derbyshire S41 8SD**

- 3
- 1
- 1
- EPC

**£220,000**

**PINWOOD**



**Greenside Avenue  
Newbold  
Chesterfield  
Derbyshire  
S41 8SD**



**£220,000**

**3 bedrooms  
1 bathroom  
1 reception**

- THROUGH LOUNGE DINER WITH UPVC DOORS TO THE REAR GARDEN
- CAR PORT AND DRIVEWAY PARKING FOR UP TO THREE CARS - POTENTIAL FOR ADDITIONAL
- IDEAL FOR FIRST TIME BUERS, INVESTORS OR THE GROWING FAMILY
- LANDSCAPED FULLY ENCLOSED REAR GARDEN WITH LAWN PATIO AND RAISED DECKED SEATING AREA
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
  - SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO ALL THE AMENITIES ON SHEFFIELD ROAD, CLOSE TO CHESTERFIELD, DRONFIELD AND SHEFFIELD
- WELL EQUIPPED SHAKER STYLE KITCHEN WITH INTEGRATED DISHWASHER
- MODERN REFITTED BATHROOM WITH WHITE SUITE, SHOWER OVER SHAPED BATH AND UNDERFLOOR HEATING
- BEDROOM THREE MAKES AN IDEAL OFFICE/STUDY ROOM/READING OR YOGA ROOM



PINEWOOD

**\*\*IDEAL FOR THE FIRST TIME BUYER, INVESTOR OR GROWING FAMILY\*\***

**\*\*SUPERB LOCATION\*\*** Pinewood Properties are delighted to offer this well presented and upgraded **THREE BED SEMI DETACHED** in a superb sought after village location of **NEWBOLD** being ideal for access to Chesterfield, Sheffield, M1, all local amenities (including pharmacy, hairdressers, pubs, restaurants, florists & more!) along Sheffield Road, the modern units at The Glass Yard, Supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station & Town Centre, Sheffield and Dronfield.

The property downstairs has an entrance porch, hallway with under stairs storage, through lounge diner and modern well equipped kitchen with integrated appliances, to the first floor is the bathroom having been re fitted with underfloor heating, white suite and shower over shaped bath, two double bedrooms and bedroom three is a single bedroom also ideal for an office, reading or yoga room. To the front is driveway parking for up to three cars and lawn which could be used as additional driveway parking if required, carport to the side (new roof) and rear fully enclosed landscaped garden with patio, lawn, decked seating area and space for shed, perfect for entertaining! uPVC Double Glazing and Gas Central Heating.

**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

**\*\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

#### **PORCH**

5'9" x 3'7" (1.77 x 1.10)

The property is entered through the composite grey door into the brick built porch with uPVC windows, tiled flooring, painted décor and uPVC door into the hallway.

#### **ENTRANCE HALL/STAIRS AND LANDING**

A uPVC door leads into the hallway with carpet, radiator, painted décor and under stairs storage. Stairs rise to the first floor landing with uPVC window, carpet, painted décor and loft access.

#### **KITCHEN**

10'5" x 8'7" (3.18 x 2.62)

The modern kitchen has a great range of shaker style drawer, wall and base units with a laminated worktop with tiled surrounds incorporating a stainless sink with chrome mixer tap, integrated dishwasher, space and plumbing for a washing machine, space for under counter fridge and freezer and space for cooker. With tiled flooring, painted décor, radiator, uPVC window and uPVC door leading to the rear garden.

#### **DINING ROOM**

9'11" x 8'10" (3.03 x 2.71)

The dining area is open plan to the lounge with carpet, painted décor with a feature wallpaper to one wall, coving, radiator and uPVC doors leading out to the rear garden.

#### **LOUNGE**

11'9" x 11'5" (3.60 x 3.50)

The lounge is open plan to the dining room with carpet, radiator, painted décor with a feature wallpaper to one wall, coving and uPVC window.

#### **BEDROOM ONE**

11'9" x 11'5" (3.60 x 3.50)

The principal bedroom to the front aspect hall wallpaper décor, carpet, radiator, space for wardrobes and uPVC window.

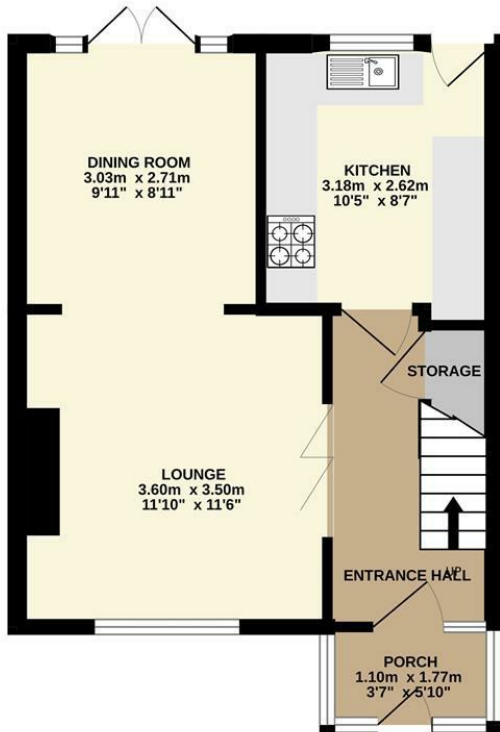
#### **BEDROOM TWO**

10'11" x 10'0" (3.34 x 3.07)

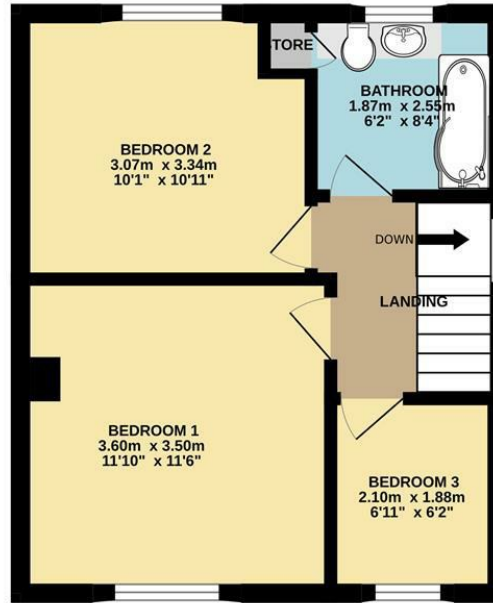
This is a double bedroom to the rear aspect with grey carpet, painted décor, radiator, space for wardrobes and uPVC window.



GROUND FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR  
35.1 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 72.0 sq.m. (776 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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**BEDROOM THREE**  
6'10" x 6'2" (2.10 x 1.88)

This could be used as a single bedroom/nursery but would also be ideal for an office, reading room or yoga room, with carpet, painted décor, radiator and uPVC window.

**BATHROOM**  
8'4" x 6'1" (2.55 x 1.87)

The re fitted fully tiled modern bathroom has a white three pieces suite comprising of a low flush w.c ceramic sink with chrome mixer tap set into a white gloss vanity unit, shaped bath with glass screen and shower over. With underfloor heating, inset spotlights and uPVC frosted window.

**OUTSIDE**

To the front is driveway parking for up to three cars and lawn which could also be removed to provide additional driveway parking, to the side is a carport (new roof) and to the rear is a fully enclosed landscaped well kept garden with lawn, patio, space for a shed (which can be included in the sale with power and lighting) and decked area, perfect for entertaining!

**GENERAL INFORMATION**

- Tenure Freehold
- Gas Central Heating- Combi Boiler
- uPVC Double Glazed Windows
- EPC Rating: TBC
- Gross Internal Floor Area: 776.00 sq ft / 72.00 sq m
- Council Tax Band - B
- Loft: Nearly Fully Boarded, lighting, power and pull down ladder

**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.

**PINEWOOD**

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