



Staveley Road, New Whittington, Chesterfield, Derbyshire S43 2BZ

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£180,000

PINEWOOD



Staveley Road New Whittington Chesterfield Derbyshire S43 2BZ



£180,000

**3 bedrooms
1 bathroom
1 reception**

- SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS
 - SPACIOUS CONSERVATORY TO THE REAR
- SOUTH FACING FULLY ENCLOSED GARDEN WITH LAWN, DECKING AND LARGE SHED
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
 - CLOSE TO THE CANAL FOR WALKS
- POPULAR RESIDENTIAL ESTATE IN A VILLAGE LOCATION CLOSE TO ALL THE AMENITIES
- IDEAL FOR THE TOWNS OF ECKINGTON, DRONFIELD AND CHESTERFIELD
- GAS CENTRAL HEATING (NEW COMBI BOILER)- UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - BUILT IN WARDROBES TO BEDROOM ONE
- LUXURY FULLY TILED BATHROOM WITH WHITE SUITE AND SHOWER OVER SHAPED BATH



****NO CHAIN**CUL DE SAC LOCATION****

DECEPTIVELY SPACIOUS.....Pinewood Properties are delighted to offer this **THREE BED END TERRACED TOWN HOUSE WITH POTENTIAL TO EXTEND OVER GARAGE (STPP)**. This is a great opportunity for first time buyers to get onto the property ladder with the possibility of increasing the value of the property, or for the investors looking for a property with lots of benefits! Located on a no through road in the village of New Whittington there is easy access to Chesterfield town centre and the A61 leading to Sheffield and junction 29 on the M1.

The property is well presented, downstairs offers a porch, entrance hall, modern kitchen diner with breakfast bar and integrated appliances, lounge and conservatory. To the first floor is the principal bedroom with built in mirrored wardrobes, bedroom two is a double and bedroom three is a single, the fully tiled stylish bathroom with white suite includes a shower over shaped bath and completes this floor. To the front is driveway parking for two cars and access into the single attached garage, to the rear is a south facing and fully enclosed landscaped garden with decking, lawn and shed. uPVC Double Glazing and Gas Central Heating.

****Video Tour Available - Take a look around****

****Please Call Pinewood Properties For A Viewing Or More Information****

PORCH

The property is entered into the porch, with tiled effect vinyl flooring, uPVC windows and entrance door.

ENTRANCE HALL, STAIRS AND LANDING

The hallway has wooden laminate flooring, painted décor, radiator, stairs rise to the first floor landing which has loft access

LOUNGE

14'2" x 9'2" (4.34 x 2.80)

The lounge has carpet, painted décor, understairs store, radiator and uPVC window, uPVC doors lead into the conservatory.

KITCHEN DINER

12'10" x 10'11" (3.92 x 3.34)

The modern kitchen has a great range of drawers, wall and base units with a complimentary laminated worktop and breakfast bar with tiled surrounds incorporating a sink with black mixer tap, four ring gas hob, extractor and oven, space/plumbing for a washing machine, and space for a tall fridge freezer and slimline dishwasher. With painted décor, coving, radiator, wood effect vinyl flooring, insert spotlighting and a uPVC box bay window.

CONSERVATORY

10'4" x 7'3" (3.16 x 2.23)

The spacious light and bright conservatory has tiled flooring, painted décor, uPVC window and uPVC patio doors leading out to the rear garden.

BEDROOM ONE

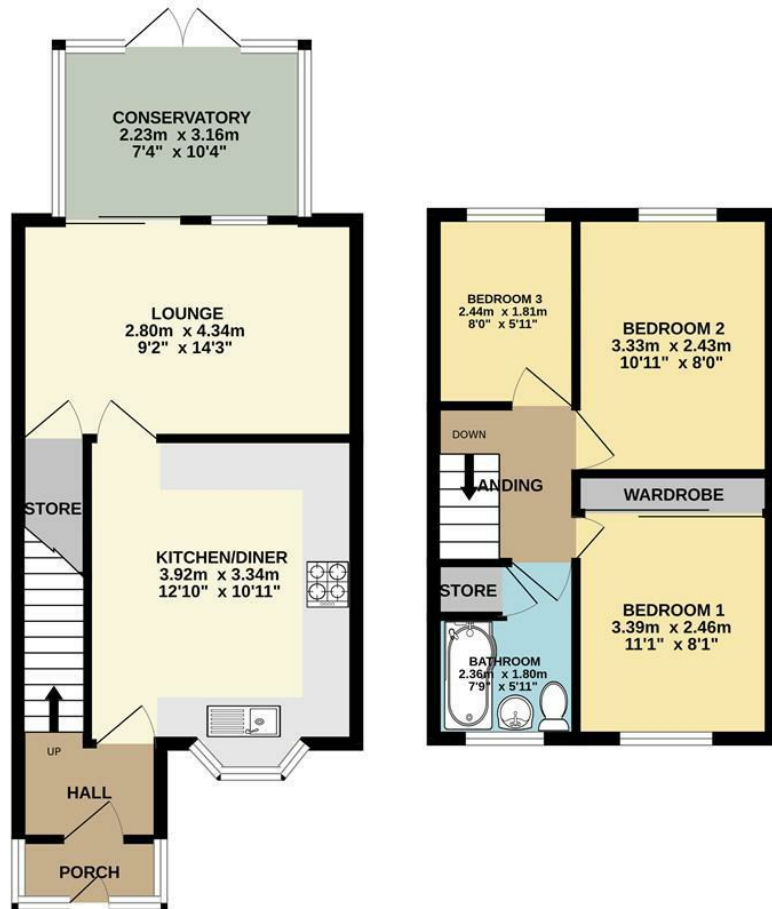
11'1" x 8'0" (3.39 x 2.46)

This is a double bedroom to the front aspect with built in mirrored wardrobes, carpet, painted décor, radiator and uPVC window.



GROUND FLOOR
40.4 sq.m. (435 sq.ft.) approx.

1ST FLOOR
29.2 sq.m. (314 sq.ft.) approx.



TOTAL FLOOR AREA: 69.6 sq.m. (749 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 TWO

10'11" x 7'11" (3.33 x 2.43)

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

BEDROOM THREE

8'0" x 5'11" (2.44 x 1.81)

This is a single bedroom to the rear aspect with painted décor and a feature wallpaper wall, carpet radiator and uPVC window.

BATHROOM

7'8"x 5'10" (2.36x 1.80)

The fully tiled modern bathroom includes a white three piece suite comprising a low flush wc, pedestal hand basin with chrome mixer tap and a shaped bath with shower over and glass screen. With built in storage cupboard, wall mounted chrome towel radiator and uPVC frosted window.

SINGLE GARAGE

25'5" x 8'6" (7.77 x 2.61)

The single attached garage has up and over door, lighting and power.

OUTSIDE

To the front is driveway parking for two cars and access into the single garage, to the rear is a fully enclosed landscaped south east facing garden with decking, lawn and shed.

GENERAL INFORMATION

Tenure - Freehold
Gas central heating
uPVC double glazed windows
Gross internal floor area: 749.00 sq ft / 69.6 sq m
Council Tax Band A

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.

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