



Kingsley Avenue, Grangewood, Chesterfield, Derbyshire S40 2SZ

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£100,000

PINWOOD



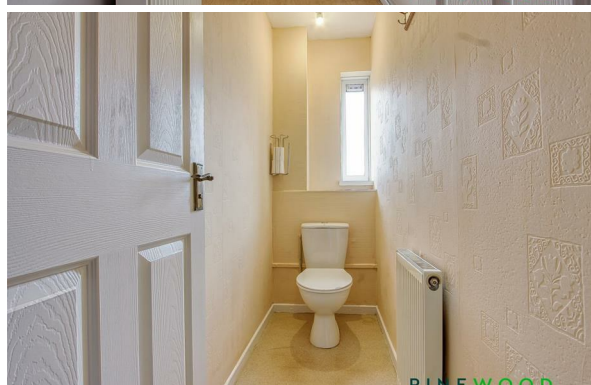
Kingsley Avenue Grangewood Chesterfield Derbyshire S40 2SZ



£100,000

**2 bedrooms
1 bathrooms
1 reception**

- NO CHAIN- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
 - DRIVEWAY PARKING FOR ONE CAR
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- SOUTH WEST FACING FULLY ENCLOSED REAR TIERED GARDEN
 - MODERN KITCHEN DINER WITH OVEN, HOB AND EXTRACTOR
- REAR ACCESS TO THE FREE CAR PARK - ON STREET PARKING TO THE FRONT
 - LOUNGE WITH FEATURE FIEPLACE
 - BATHROOM WITH WHITE SUITE - SEPARATE W.C
- TWO DOUBLE BEDROOMS - ONE WITH BUILT IN WARDROBE/STORAGE
 - WALKING DISTANCE TO THE TOWN CENTRE



NO CHAIN - PERFECT FOR THE FIRST TIME BUYERS OR INVESTORS

JUST MOVE IN.....Pinewood Properties are delighted to offer this TWO DOUBLE BED END TERRACED Home located on a residential estate on the outskirts of Chesterfield. With easy access to the main commuter routes to Sheffield, Dronfield, Derby, Clay Cross and the M1 Junc 29.

The property downstairs has entrance hall with under stairs store, lounge with feature fireplace, modern kitchen diner with integrated oven, hob and extractor, space for a dining table and uPVC doors leading out to the rear garden To the first floor is the bathroom with white suite, separate w.c and two c=double bedrooms, one with built in storage/wardrobe. To the front is driveway parking for one car and to the rear is a fully enclosed landscape tiered garden with patio and rear gate leads to the free car park. uPVC Double Glazing and Gas Central Heating.

****VIDEO TOUR AVAILABLE - TAKE A TOUR****

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

ENTRANCE HALLWAY AND LANDING

14'9" x 5'8" (4.50 x 1.75)

The property is entered through a composite door into an entrance hallway with laminate flooring and wallpaper decor. There is an under stairs storage cupboard and access to the lounge and kitchen. The stairs rise up to a carpeted landing area with store cupboard.

LOUNGE

14'2" x 11'5" (4.34 x 3.50)

The lounge is bright space with neutral decor and laminate flooring. There is a uPVC window and central heating radiator. The lounge has a feature fireplace.

KITCHEN DINER

8'9" x 17'7" (2.69 x 5.36)

The rear aspect kitchen offers base and wall units along with a stainless steel sink with chrome mixer tap, integrated oven, hob, fridge freezer and extractor fan.. There is also space/plumbing for a washing machine. There are two uPVC windows overlooking the rear garden and uPVC doors giving access to garden. The flooring is a practical tiled floor and there is a spacious dining area.

BEDROOM ONE

9'8" x 14'5" (2.96 x 4.40)

The main bedroom is a spacious front aspect room with a uPVC window and central heating radiator. There is neutral decor and carpet. The room provides a recessed storage/wardrobe area.

BEDROOM TWO

13'6" x 11'1" (4.13 x 3.40)

The second bedroom to the rear offers neutral decor and carpet. There is a uPVC window and central heating radiator

BATHROOM

7'10" x 5'3" (2.39 x 1.61)

The bath and sink are separate to the toilet. There is a white bath with mixer shower over and a glass shower screen, white sink with vanity unit. The walls are partially tiled with vinyl flooring.

There is also an obscured uPVC window and central heating radiator

SEPARATE W.C

7'1" x 2'9" (2.16 x 0.86)

The WC is separate to the bath and sink. It is a white low flush w.c. There is a small frosted uPVC window, central heating radiator and vinyl flooring.



Energy Efficiency Rating

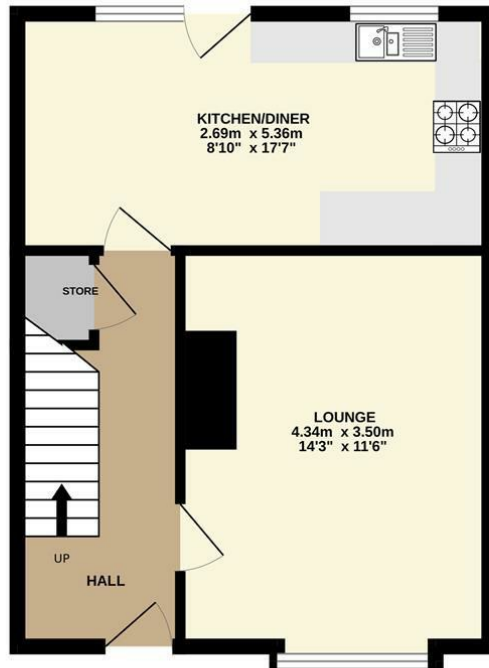
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

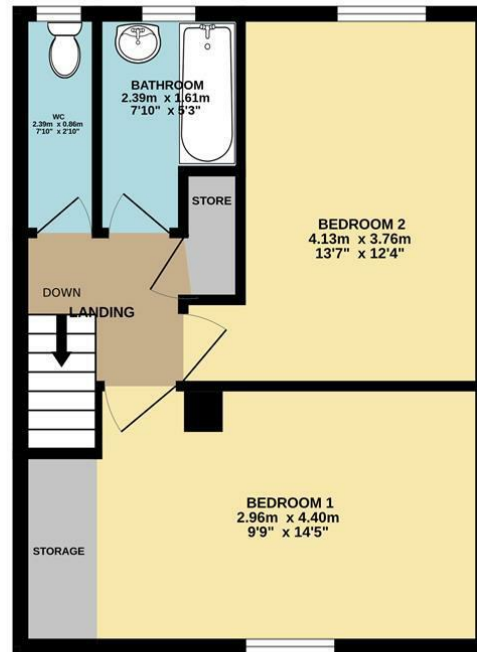
EU Directive 2002/91/EC



GROUND FLOOR
38.0 sq.m. (410 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 75.6 sq.m. (814 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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REAR GARDEN

The fully enclosed south west facing rear garden comprises of a patio area with tiered raised flower beds made out of sleepers. There is fencing to both side and steps up through the centre of the garden gives access to a gate which accesses the rear car park.

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.

GENERAL INFORMATION

Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Gas Central Heating: Combi Boiler
uPVC Double Glazing
Total Floor Area: 814.00 sq ft / 75.6 sq m

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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PINEWOOD

