



**Chesterfield Road, Staveley, Chesterfield, Derbyshire S43 3XD**

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**Guide Price £80,000**

**PINEWOOD**





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S43 3XD**

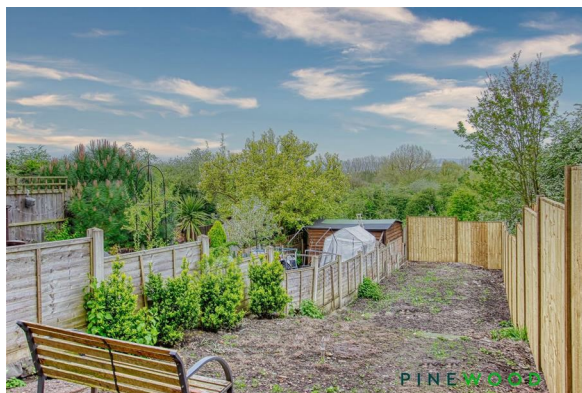
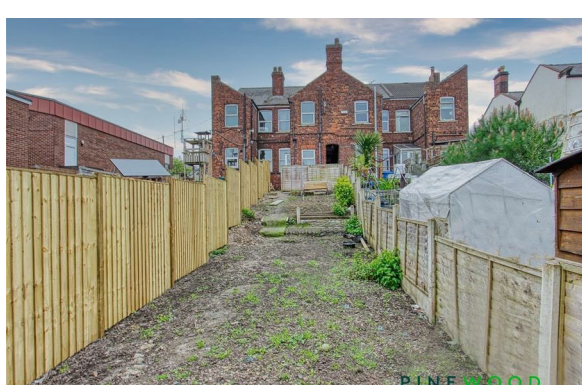


**Guide Price £80,000**

**2 bedrooms  
1 bathrooms  
2 receptions**

- NO CHAIN - SUIT INVESTORS (POSS 6.8% GROSS YIELD) OR FIRST TIME BUYERS
- NEW NEUTRAL DECOR AND NEW GREY CARPETS/FLOORING
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING- GAS CENTRAL HEATING - COUNCIL TAX BAND A
- CLOSE TO LOCAL AMENITIES, EASY ACCESS TO THE M1 MOTORWAY JUNCT 29A - ON A BUS ROUTE
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- GENEROUS ENCLOSED REAR GARDEN AND PATIO
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN, OVEN AND HOB
- WALKING DISTANCE TO POOLSBROOK COUNTRY PARK





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (armsold).

**NO CHAIN - NEWLY RENOVATED - SUIT FIRST TIME BUYERS OR INVESTORS.** Welcome to this charming mid-terrace house located on Chesterfield Road in the town of Staveley, Derbyshire. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy double bedrooms, there's plenty of space for a small family or for those who enjoy having a guest room or a home office.

The house features a well-maintained modern bathroom with white suite and shower over, ensuring your comfort and convenience. Spanning across 830 square feet, this home offers a comfortable living space with a warm and inviting atmosphere.

Situated in the heart of Staveley, you'll have easy access to local amenities, shops and schools making it a perfect location, with easy access to the M1 motorway and main commuter routes. The surrounding Derbyshire countryside provides a beautiful backdrop for leisurely walks or weekend adventures.

Don't miss the opportunity to make this lovely house your home sweet home in the heart of Derbyshire. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Chesterfield Road. uPVC Double Glazing and Gas Central Heating.

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

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK YOUR VIEWING\*\***

#### **MODERN METHOD OF AUCTION**

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional

#### **LOUNGE**

12'5" x 10'6" (3.80 x 3.22)

The property is entered into the lounge through the uPVC door, with NEW grey carpet and NEW painted décor, radiator and uPVC window.

#### **DINING ROOM**

12'11" x 10'6" (3.95 x 3.22)

The second reception room has NEW grey carpet and NEW painted décor, radiator, worktop and uPVC window.

#### **KITCHEN**

7'6" x 5'10" (2.31 x 1.80)

The kitchen has a range of white wall and base units with a laminated worktop, integrated oven and hob, NEW painted décor, NEW flooring, uPVC window and uPVC door.

#### **BEDROOM ONE**

14'2" x 12'5" (4.32 x 3.81)

This is a double bedroom to the front aspect with NEW grey carpet, NEW painted décor, radiator, built in storage cupboard and uPVC window.

#### **BEDROOM TWO**

13'0" x 10'7" (3.97 x 3.24)

This is a double bedroom to the rear aspect with NEW grey carpet, NEW painted décor, radiator and uPVC window with far reaching views.

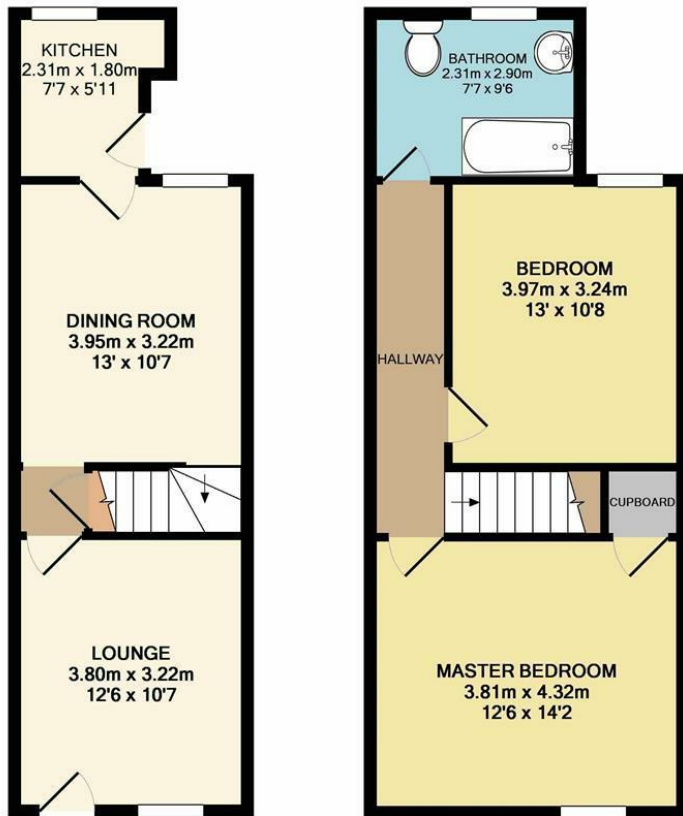
#### **BATHROOM**

9'6" x 7'6" (2.90 x 2.31)

The modern spacious bathroom has a white suite comprising a bath with shower over, low flush w.c and a pedestal hand basin with chrome taps, NEW vinyl flooring, NEW painted décor, radiator and uPVC window.

#### **OUTSIDE**

To the rear is a fully enclosed generous garden with far reaching views, patio and lawn.



GROUND FLOOR  
APPROX. FLOOR  
AREA 32.6 SQ.M.  
(351 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 44.5 SQ.M.  
(479 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.1 SQ.M. (830 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Gas Central Heating; Combi Boiler  
Freehold  
EPC Rating - E  
uPVC Double Glazing  
Council Tax Band A

#### DISCLAIMER

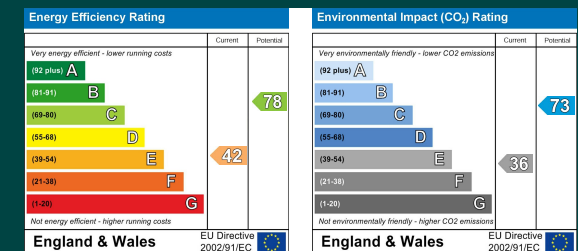
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office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



Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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