



Station Road, Hollingwood, Chesterfield, Derbyshire S43 2HR

3 1 2 EPC C

£140,000

PINEWOOD

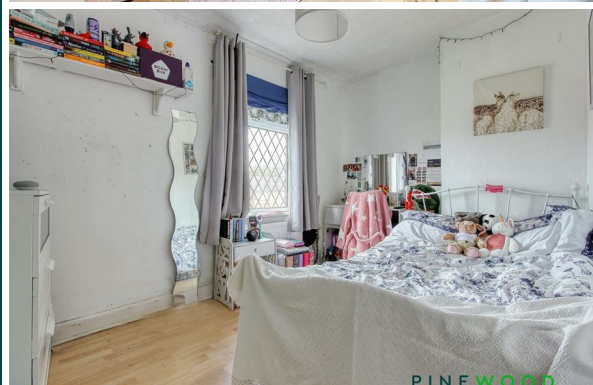


Station Road Hollingwood Chesterfield Derbyshire S43 2HR

£140,000

**3 bedrooms
1 bathroom
2 receptions**

- Some Modernisation Required - Perfect for First Time Buyers or Investors
 - Driveway Parking for Up To Three Cars
- Gas Central Heating - New Combi Boiler Fitted 2022 - uPVC Double Glazing - Council Tax Band A
 - Kitchen with Separate Dining Area and Pantry/Store
 - Bathroom with White Suite, Corner Bath and Shower Over
 - Dual Aspect Lounge with Feature Fireplace
- Popular Residential Estate - Short Drive into the Towns of Chesterfield and Staveley
 - Easy Access to the M1 Motorway
 - Close to the Canal for Walks and Village Amenities
 - South Facing Fully Enclosed Rear Garden





PERFECT FOR THE FIRST TIME BUYER OR INVESTOR. Welcome to this charming mid-terrace house Located on a popular residential estate in Hollingwood, close to all the village amenities, schools etc and only a short distance to Brimington, Chesterfield and Staveley with great access to the M1 Motorway. Easy access to the Chesterfield Canal and Poolsbrook Country Park.

Upon entering, you are greeted by the large kitchen and separate dining room/multi use room with pantry/store and dual aspect living room, perfect for entertaining guests or simply relaxing with your loved ones. Upstairs the property boasts three cosy bedrooms, two with built in storage options, offering ample space for a growing family or for those in need of a home office.

The house features a well-maintained bathroom with white suite, corner bath and shower over, ensuring your comfort and convenience. With a total of 790 sq ft, there is plenty of room to make this house your own and create a space that truly reflects your style and personality.

Built in the 1950s, this property exudes character and charm, with a touch of nostalgia that adds to its appeal. The house also comes with driveway parking for up to three vehicles, to the rear is a south facing and fully enclosed family sized garden.

Don't miss the opportunity to make this house your home and enjoy the tranquillity and beauty that Chesterfield has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Station Road. uPVC Double Glazing and Gas Central Heating.

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

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

ENTRANCE HALLWAY/STAIRS AND LANDING

The property is entered into the hallway through the uPVC door, with wooden laminate flooring, radiator, painted décor, stairs rise to the landing with radiator, uPVC window and loft access.

LIVING ROOM

15'8" x 11'11" (4.78 x 3.64)

The dual aspect living room has two uPVC windows letting in lots of light, wooden laminate flooring, two radiators, painted décor and coving.

KITCHEN

12'11" x 10'3" (3.94 x 3.14)

The large kitchen has a great range of drawers, wall and base units with laminate worktop incorporating a stainless sink with two chrome taps, four ring gas hob, oven and extractor, With tiled effect vinyl flooring, built in pantry/store, uPVC window, radiator and uPVC external door.

DINING ROOM

9'10" x 5'4" (3.02 x 1.64)

The dining room is open plan to the kitchen with wooden laminate flooring, painted décor, coving, radiator and uPVC window.

BEDROOM ONE

11'11" x 10'6" (3.65 x 3.21)

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

BEDROOM TWO

11'10" x 10'6" (3.62 x 3.21)

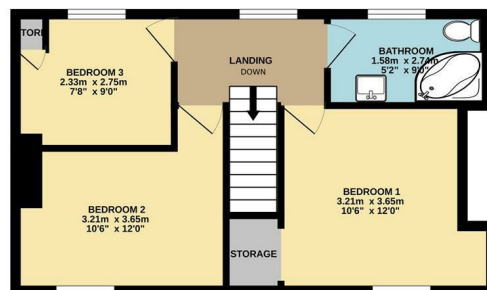
This is a double bedroom to the front aspect with carpet, painted décor, radiator and uPVC window.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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
35.6 sq.m. (383 sq.ft.) approx.



1ST FLOOR
37.8 sq.m. (407 sq.ft.) approx.



TOTAL FLOOR AREA: 73.4 sq.m. (790 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.
Made with Metropix v2024.

BEDROOM THREE

9'0" x 7'7" (2.75 x 2.33)

This is a single bedroom to the rear aspect with wooden laminate flooring, painted décor, radiator, built in storage cupboard and uPVC window.

BATHROOM

8'11" x 5'2" (2.74 x 1.58)

The part tiled bathroom has a white suite comprising a corner bath with shower over, low flush w.c and a pedestal hand basin with chrome taps. With wooden laminate flooring, radiator and uPVC frosted window.

OUTSIDE

To the front is driveway parking for up to three cars and to the rear is a south facing fully enclosed family sized garden with patio and lawn, surrounded by hedges offering a degree of privacy .

GENERAL INFORMATION

Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Total Floor Area: 790.00 sq ft / 73.4 sq m
Gas Central Heating: New Combi Boiler fitted 2022
uPVC Double Glazing

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

PINEWOOD

