



Church Street South, Birdholme, Chesterfield, Derbyshire S40 2TF

 3  1  2  E

£155,000

PINEWOOD



**Church Street South
Birdholme
Chesterfield
Derbyshire
S40 2TF**



£155,000

**3 bedrooms
1 bathrooms
2 receptions**

- NO CHAIN - IDEAL FOR THE FIRST TIME BUYER, INVESTOR OR GROWING FAMILY
- SOUTH FACING FULLY ENCLOSED REAR GARDEN OVERLOOKING THE PARK
- DRIVEWAY PARKING FOR ONE CAR - ADDITIONAL ON STREET PARKING TO THE FRONT OF THE PROPERTY
- VERSATILE ACCOMMODATION - SCOPE FOR MODERNISATION
- TWO RECEPTION ROOMS - IDEAL OFFICE, GYM OR PLAYROOM
- POTENTIAL TO ADD AN ENSUITE TO BEDROOM ONE OR TWO - STORAGE AT PRESENT
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
- GROUND FLOOR W.C/CLOAKROOM
- ON A BUS ROUTE - CLOSE TO MAIN COMMUTER ROUTES - EASY ACCESS TO THE M1 MOTORWAY
- SHORT DISTANCE TO THE TOWN CENTRE OF CHESTERFIELD

NO CHAIN - SOUTH FACING REAR GARDEN

Welcome to this charming semi-detached house located on Church Street South in the Birdholme area on the edge of the town of Chesterfield, Derbyshire. This property has 1006.00 sq ft of versatile accommodation and boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. Also including a ground floor w.c/cloakroom and a spacious kitchen diner.

With three cosy bedrooms upstairs, with potential to add an ensuite to either bedroom one or two, there is ample space for a growing family or for those who enjoy having a guest room or a home office. The stylish fully tiled modern bathroom, having a shower over the bath provides a comfortable and convenient space for your daily routines.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. Additionally, the property features driveway parking space for one vehicle, ensuring that you never have to worry about finding a spot after a long day, how about unwinding in the pleasant landscaped fully enclosed south facing garden overlooking the park area.

Don't miss the opportunity to make this lovely house your home. Contact us today to arrange a viewing and envision the endless possibilities that this property holds for you and your family. uPVC Double Glazing and Gas Central Heating.

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

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

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hallway via the uPVC door with stairs rising to the first floor landing with uPVC window and loft access, wallpaper decor and carpet.

LOUNGE DINER

16'10" x 11'11" (5.15 x 3.64)

The dual aspect lounge diner has wallpaper decor, radiator, uPVC window and uPVC French doors leading out to the rear garden,

DINING ROOM - SECOND RECEPTION ROOM

11'8" x 9'9" (3.58 x 2.98)

The second reception room could be used as a formal dining room or a maybe a gym, play room or office? With wallpaper decor, wooden laminate flooring, radiator and uPVC window.

KITCHEN DINER

11'11" x 11'10" (3.64 x 3.61)

The kitchen has space for a dining table with a great range of wooden drawers, wall and base units with a complementary laminated worktop with white gloss brick surrounds, stainless sink and chrome mixer tap, laminate tiled flooring, wallpaper decor, radiator, space/plumbing washing machine, space for a slot in cooker and two uPVC windows.

REAR HALL

The uPVC door leads to the rear garden and gives access to the ground floor w.c/cloakroom

GROUND FLOOR W.C./CLOAKROOM

6'11" x 3'1" (2.13 x 0.95)

The ground floor w.c/cloakroom has a white cistern w.c with wallpaper decor and uPVC frosted window.

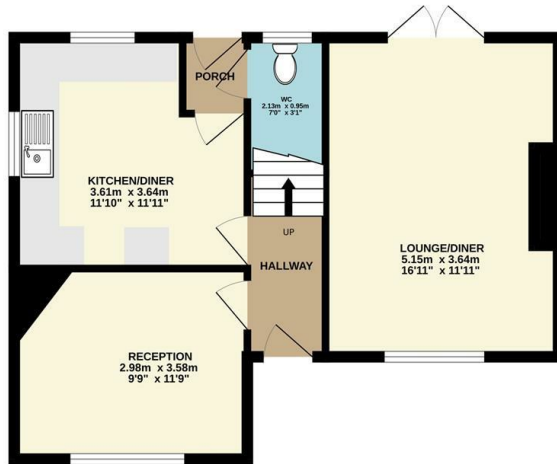
BEDROOM ONE

16'10" x 11'10" (5.15 x 3.62)

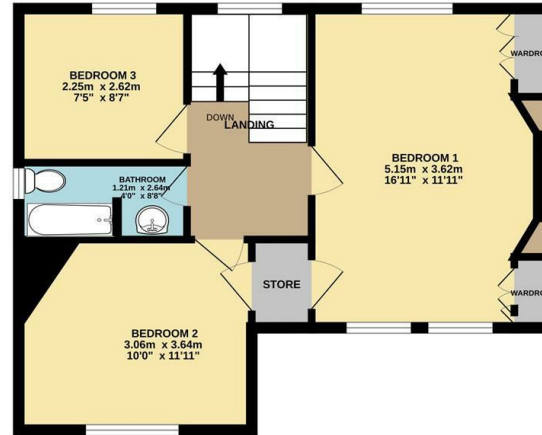
This is a double dual aspect bedroom with a range of storage/wardrobes, two uPVC windows, radiator, carpet and wallpaper decor, access into the jack and jill storage room - ideal to make into a w.c or ensuite.



GROUND FLOOR
47.0 sq.m. (506 sq.ft.) approx.



1ST FLOOR
46.4 sq.m. (499 sq.ft.) approx.



TOTAL FLOOR AREA : 93.4 sq.m. (1006 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

11'11" x 10'0" (3.64 x 3.06)

This is a double bedroom to the front aspect with carpet, wallpaper decor, radiator and uPVC window. Access to the jack and jill storage - ideal for a w.c/ensuite

BEDROOM THREE

8'8" x 8'7" (2.65 x 2.62)

This is a small double bedroom to the rear aspect with carpet, wallpaper decor, radiator and uPVC window.

BATHROOM

8'7" x 3'11" (2.64 x 1.21)

The fully tiled bathroom has a white three piece suite comprising a bath with shower over, low flush w.c and a pedestal hand basin with chrome mixer tap. With chrome radiator, inset spotlights and uPVC frosted window.

OUTSIDE

The property is set back off the road via a small forecourt, with driveway to the side for one car, to the rear is a generous fully enclosed and south facing garden with well established flower beds, lawn, patio, outbuilding/store and shed, overlooking a park.

GENERAL INFORMATION

- Gas Central Heating - Combi boiler
- Freehold
- EPC Rating - E
- uPVC Double Glazing
- Council Tax Band - B
- Total Floor Area - 1006.00 sq ft / 94.0 sq m

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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