



Laburnum Street, Hollingwood, Chesterfield, Derbyshire S43 2JJ

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Offers In The Region Of £140,000

PINEWOOD



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Offers In The Region Of £140,000

**2 bedrooms
1 bathroom
1 reception**

- NO CHAIN - PERFECT FOR INVESTORS OR INVESTMENT PROPERTY - SCOPE FOR MODERNISATION
 - DRIVEWAY PARKING FOR FOUR CARS - POTENTIAL FOR ADDITIONAL DRIVEWAY FOR ANOTHER TWO CARS
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29A AND 30
- POPULAR RESIDENTIAL ESTATE - SHORT DRIVE INTO THE TOWNS OF CHESTERFIELD AND STAVELEY
 - GENEROUS FAMILY SIZED REAR GARDEN WITH LAWN AND PATIO
 - DUAL ASPECT LOUNGE DINER
 - KITCHEN WITH PANTRY/STORE/UTILITY ROOM
 - DUAL ASPECT DOUBLE BEDROOM WITH BUILT IN STORE CUPBOARD/WARDROBE
- SHOWER ROOM WITH WHITE SUITE AND WALK IN SHOWER ENCLOSURE



NO CHAIN - SCOPE FOR MODERNISATION - IDEAL FIRST HOME OR INVESTMENT PROPERTY - Welcome to Laburnum Street, a charming location in the heart of Hollingwood, Chesterfield, Derbyshire. This delightful two double bed mid-terrace house offers a perfect blend of comfort and convenience, needing a little love and attention.

As you step inside, you are greeted by an entrance hall, dual aspect reception room, ideal for relaxing with family or entertaining guests and a generous kitchen with a useful room ideal for a store/pantry/utility room

The property upstairs boasts two lovely double bedrooms, providing ample space for a growing family or accommodating guests. The shower room is well-appointed with a white suite and walk in shower enclosure, offering a tranquil space to unwind after a long day.

With a total of 781 sq ft of living space, this property offers a comfortable and practical layout. The parking provision for four vehicles is a rare find in this area, ensuring you never have to worry about finding a spot for your cars. With potential for additional driveway parking. To the rear is a generous family sized garden with patio, lawn and store.

Laburnum Street is a wonderful place to call home, with its peaceful surroundings and friendly community. Enjoy the convenience of local amenities nearby, as well as easy access to main transport links for your daily commute.

Don't miss out on the opportunity to make this lovely house your own. Contact us today to arrange a viewing and take the first step towards creating your dream home in Chesterfield. uPVC Double Glazing and Gas Central Heating

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

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

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hallway through the uPVC door with carpet, stairs rise to the first floor, the landing has a uPVC window and loft access.

LOUNGE DINER

16'0" x 11'5" (4.88 x 3.49)

The through lounge diner is dual aspect with two uPVC windows, two radiators, carpet and a feature fireplace.

KITCHEN

16'0" x 9'4" (4.88 x 2.87)

The generous kitchen has a farmhouse style range of drawers, wall and base units with a complementary laminated worktop and tiled surrounds incorporating a sink with chrome mixer tap, integrated oven, four ring gas hob and pull out extractor, tiled flooring, radiator, uPVC window and uPVC external door.

PANTRY/UTILITY/STORE

Located off the kitchen this useful room could be used as a utility room, pantry or store with uPVC window and tiled flooring.

SHOWER ROOM

10'5" x 7'4" (3.20 x 2.24)

The shower room has a white suite with pedestal hand basin and chrome taps, two low flush w.c.s and a walk in shower enclosure, with vinyl flooring, uPVC frosted window, radiator, tiled surrounds and built in storage cupboard.

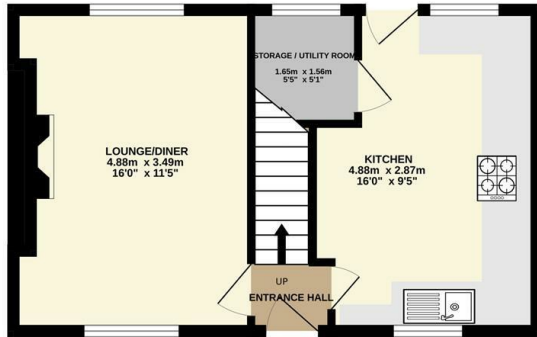
BEDROOM ONE

16'0" x 11'6" (4.88 x 3.53)

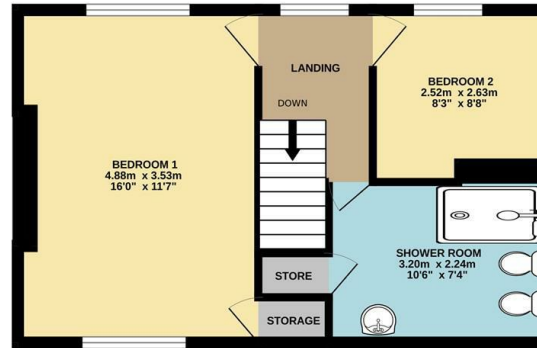
This dual aspect bedroom has two uPVC windows, two radiators, carpets and built in storage cupboard.



GROUND FLOOR
35.2 sq.m. (379 sq.ft.) approx.



1ST FLOOR
37.3 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA: 72.5 sq.m. (781 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
8'7" x 8'3" (2.63 x 2.52)

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

OUTSIDE

To the rear is a lawn with a fenced perimeter, patio, greenhouse and outhouse. To the front is driveway parking for four cars and lawn which could be removed to make additional driveway parking.

GENERAL INFORMATION

- Gas Central Heating - Combi Boiler
- Freehold
- EPC Rating - TBC
- uPVC Double Glazing
- Council Tax Band - A
- Total Floor Area - 781.00 sq ft / 72.5 sq m

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavor 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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