



Talbot Street, Hasland, Chesterfield, Derbyshire S41 0AN

 3  1  1  EPC TBC

£180,000

PINEWOOD



# Talbot Street Hasland Chesterfield Derbyshire S41 0AN



**£180,000**

**3 bedrooms  
1 bathroom  
1 reception**

- NO CHAIN - IDEAL FOR THE INVESTOR ( Poss 6% Gross Yield) OR THE FIRST TIME BUYER
  - TOTALLY RENOVATED TO A HIGH STANDARD
  - GENEROUS CORNER PLOT - DRIVEWAY PARKING FOR 2/3 CARS
  - NEW KITCHEN, NEW DECOR, NEW FLOORING AND CARPETS
- NEWLY FITTED GROUND FLOOR BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- STYLISH NEWLY FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR, FRIDGE AND FREEZER
  - FULLY ENCLOSED REAR COURTYARD WITH LARGE STORE
- BUILT IN MIRRORED WARDROBES TO BEDROOM ONE AND ADDITIONAL BUILT IN STORAGE CUPBOARD
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING ( Combi Boiler) COUNCIL TAX BAND A
- SOUGHT AFTER VILLAGE - EASY ACCESS TO THE M1 MOTORWAY JUNC 29



NO CHAIN - TOTALLY RENOVATED TO A HIGH STANDARD - MULTI USE OUTBUILDING TO REAR.....Welcome to this charming THREE BED semi-detached house located on a generous corner plot on Talbot Street in the sought after village location of Hasland, Chesterfield, Derbyshire. With easy access to the amenities in the village, town Centre of Chesterfield, Train Station, Hospital and M1 Motorway junct 29. Close to all the amenities this thriving village has.

The property boasts a spacious reception room with uPVC French doors leading out to the front garden, perfect for entertaining guests or relaxing with your family. The newly fitted stylish kitchen is a chef's dream, offering a fresh and inviting space to prepare delicious meals with integrated appliances.

One of the highlights of this lovely home is the brand new ground floor bathroom with white suite and shower over bath, providing a modern and stylish touch to the property

Upstairs sees three cosy bedrooms, the principal bedroom has built in mirrored wardrobes and built in storage cupboard, there is ample space for everyone to enjoy.

The entire house has been tastefully redecorated, with new flooring and carpet throughout, creating a bright and welcoming atmosphere. Parking is a breeze with space for three vehicles on the driveway to the side. To the front is a lawn and to the rear is a fully enclosed garden to two sides with large store/outbuilding - perfect for use as a workshop, gym or beauty salon?

Don't miss the opportunity to make this house your home, where you can enjoy the comfort and convenience of a beautifully renovated property in a desirable location. Contact us today to arrange a viewing and start envisioning your life in this wonderful home on Talbot Street. uPVC Double Glazing and Gas Central Heating

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

**\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!\***

#### ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hallway through the uPVC door, with uPVC window, radiator, stairs rising to the first floor and access into the lounge. The landing has uPVC window and loft access.

#### LOUNGE

12'10" x 10'11" (3.93 x 3.33)

The lounge has wooden laminate flooring, painted decor, radiator, ceiling rose, dado rail and coving, uPVC French doors lead out to the front patio and garden.

#### KITCHEN

11'1" x 9'1" (3.40 x 2.79)

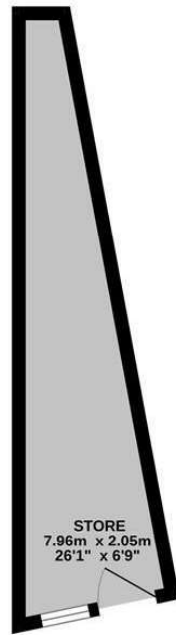
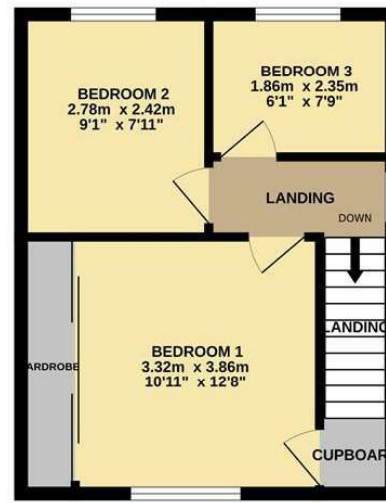
The newly fitted modern kitchen has a great range of cream shaker style soft close drawers, wall and base units with a wooden laminate worktop incorporating a stainless sink with chrome mixer tap, tiled surrounds, integrated appliances include a four ring gas hob with extractor, grill, oven and fridge freezer. With painted decor, radiator, uPVC window and uPVC door leading to the rear courtyard.



GROUND FLOOR



1ST FLOOR



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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**GROUND FLOOR BATHROOM**

9'2" x 4'5" (2.80 x 1.37)

The newly fitted bathroom has a white suite comprising a bath with chrome shower over, low flush w.c and a pedestal hand basin with tiled surrounds and chrome mixer tap, grey wood effect laminate flooring, white painted decor, uPVC frosted window, extractor. A door leads to the under stairs storage.

**BEDROOM ONE**

12'7" x 10'10" (3.86 x 3.32)

This is a double bedroom to the front aspect with built in mirrored wardrobes and an additional built in storage cupboard/wardrobe. With carpet, painted decor, radiator and uPVC window.

**BEDROOM TWO**

9'1" x 7'11" (2.78 x 2.42)

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

**BEDROOM THREE**

7'8" x 6'1" (2.35 x 1.86)

This is a single bedroom to the rear aspect with carpet, painted decor, radiator and uPVC window.

**STORE/OUTBUILDING**

26'1" x 6'8" (7.96 x 2.05)

**OUTSIDE**

The property is set on a generous corner plot with driveway for up to three cars to the side and a lawn and patio to the front, to the rear is a fully enclosed garden to two sides with an outbuilding/store ideal for use as a workshop, gym or beauty salon?

**GENERAL INFORMATION**

- Tenure: Freehold
- EPC Rating: TBC
- uPVC Double Glazing
- Gas Central Heating - Combi Boiler
- Council Tax Band - A
- Loft

**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.

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