



Tapton Terrace, Chesterfield, Derbyshire S41 7UF

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£140,000

PINWOOD



Tapton Terrace Chesterfield Derbyshire S41 7UF



£140,000

**2 bedrooms
1 bathroom
1 reception**

- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY - NO CHAIN
 - FULLY RENOVATED TO A SUPERB STANDARD
- NEW CARPETS, NEW DECOR, NEW KITCHEN, NEW BATHROOM, NEW W.C/CLOAKROOM, RE POINTED
- ON THE EDGE OF THE TOWN CENTRE - EASY WALKING DISTANCE TO TRAIN STATION
- CLOSE TO THE CHESTERFIELD CANAL FOR WALKS - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29
- NEW MODERN KITCHEN WITH INTERGRATED OVEN, HOB AND EXTRACTOR, MICROWAVE, DISHWASHER AND WASHING MACHINE
- WEST FACING FRONT GARDEN - IDEAL FOR THE AFTERNOON SUN AND EVENING SUNSETS - REAR FULLY ENCLOSED COURTYARD OVERLOOKING TREES!
 - TWO RECEPTION ROOMS AND TWO DOUBLE BEDROOMS
 - GROUND FLOOR W.C/CLOAKROOM
 - DRIVEWAY PARKING FOR TWO/THREE CARS



NO CHAIN*DRIVEWAY PARKING FOR TWO /THREE CARS*IDEAL STARTER HOME OR INVESTMENT PROPERTY*

CONVENIENTLY LOCATED*COMPLETELY RENOVATED TO SUPERB STANDARD*Pinewood Properties are delighted to offer this TWO DOUBLE bed mid terraced home which has been superbly renovated to a high standard throughout. In a fantastic location on the edge of the town centre, within walking distance to the train station, college, close to the hospital and access to the M1 Motorway junct 29, the canal is also on your doorstep for walks etc. The property downstairs has a though lounge diner with a fantastic newly fitted kitchen with integrated oven, electric hob and extractor, washing machine and dishwasher. To the first floor is the principal bedroom which could give access to the loft conversion if the buyer wishes to do this (sttp), the second bedroom is also a double and the newly fitted modern bathroom which comprises a white suite with shaped bath and shower over completes this floor. To the rear is a fully enclosed courtyard overlooking trees having sun in the morning and to the front the property has driveway parking for two/three cars and is set back from the road via a large landscaped garden/forecourt which has potential for additional driveway parking if required and is west facing - perfect for the afternoon and evening sunsets!
uPVC Double Glazing and Gas Central Heating

**New Landscaped Garden, Repointed, New Bathroom, New Kitchen, New Skirting, New Flooring, New Internal Doors, New Carpets, New Décor, New Combi Boiler

VIDEO TOUR -TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING

LOUNGE DINER

22'10" x 13'4" (6.98 x 4.08)

The property is entered through the composite door into the through lounge diner, being open plan to the kitchen area, with grey wood laminated flooring, painted decor, two uPVC windows, radiator and access into the ground floor w.c/cloakroom.

KITCHEN AREA

8'4" x 6'5" (2.56 x 1.97)

The super sleek kitchen has a good range of white soft close drawers, wall and base units with a complementary laminated worktop and surrounds incorporating a sink with chrome mixer tap, integrated appliances include a five ring electric hob with extractor, microwave, oven, washing machine and dishwasher, inset spotlights, radiator and uPVC fully glazed door leading out to the rear courtyard.

GROUND FLOOR W.C/CLOAKROOM

7'1" x 2'11" (2.18 x 0.89)

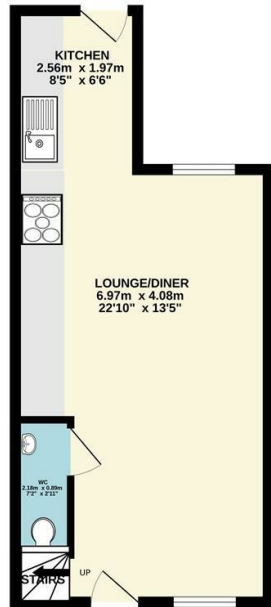
The ground floor w.c/cloakroom comprises a low flush w.c and a ceramic sink set with chrome tap set into a vanity unit, with tiled flooring, painted decor, extractor and radiator.

STAIRS AND LANDING

With carpet, painted decor and loft access.



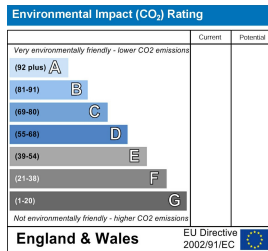
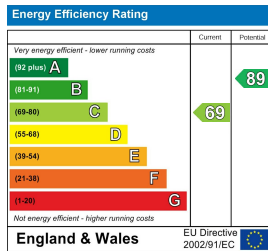
GROUND FLOOR
33.5 sq.m. (360 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA: 65.8 sq.m. (709 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack G2024



BATHROOM

7'10" x 6'9" (2.41 x 2.08)

The stylish contemporary bathroom has a p shaped bath with glass screen and rain head shower over, low flush w.c and a ceramic sink with chrome mixer tap set onto a vanity unit, cupboard houses the NEW combi boiler, with part mermaid boarding and part painted decor, inset spotlights, wall mounted chrome radiator, extractor and shaver socket.

BEDROOM ONE

15'8" x 10'9" (4.80 x 3.30)

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

BEDROOM TWO

11'2" x 10'1" (3.41 x 3.08)

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

OUTSIDE

To the front is a garden with westerly aspect perfect for sunsets, driveway parking for two/three cars - potential for additional driveway, to the rear is a fully enclosed courtyard overlooking trees.

GENERAL INFORMATION

Tenure: Freehold
Total Floor Area: 708 sq ft / 65.8 sq m
PC Rating: C
uPVC Double Glazing
Gas Central Heating - New Combi Boiler - % year Warranty
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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PINEWOOD

