



North Side, New Tupton, Chesterfield, Derbyshire S42 6BN

 2  1  2  C

£150,000

PINEWOOD



**North Side  
New Tupton  
Chesterfield  
Derbyshire  
S42 6BN**

**£150,000**

**2 bedrooms  
1 bathrooms  
2 receptions**

- NO CHAIN - IDEAL FOR FIRST TIME BUYERS, INVESTORS OR SMALL FAMILY
- BLOCK PAVED DRIVEWAY PARKING FOR TWO CARS - ON STREET PARKING AVAILABLE
- QUIET VILLAGE LOCATION - CLOSE TO ALL THE LOCAL AMENITIES
- ACCESS TO THE MAIN COMMUTER ROUTES TO CHESTERFIELD AND CLAY CROSS
  - CLOSE TO THE AVENUE WASHLANDS NATURE RESERVE
- SOUTH FACING FULLY ENCLOSED FAMILY SIZED REAR GARDEN
  - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING
- NEW BATHROOM FITTED 2023 - NEW ROOF FTTED APPROX. 2014
  - OUTBUILDINGS TO THE REAR OF THE PROPERTY
  - COUNCIL TAX BAND A





NO CHAIN...Welcome to this charming semi-detached house located in the sought-after area of North Side, New Tupton, Chesterfield, Derbyshire. This property is perfect for first-time buyers, investors, or a small family looking for a new home.

Close to the village amenities, main commuter and bus routes, easy access to the M1 Motorway junct 29 and close to the Avenue Washlands Nature Reserve for Walks.

Upon entering, you are greeted by two inviting reception rooms, the lounge diner and the conservatory offering ample space for relaxation and entertainment, the kitchen completes this floor.

Upstairs the property boasts two cosy double bedrooms, ideal for a small family or guests staying over. The newly fitted modern bathroom provides convenience and comfort for all residents.

One of the standout features of this lovely home is the south-facing fully enclosed family-sized rear garden. Imagine enjoying sunny afternoons and hosting gatherings in this delightful outdoor space.

Parking will never be an issue with the block-paved driveway providing space for two vehicles, in addition to on-street parking available for guests.

In need of some modernisation, offered with no chain involved, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own this wonderful property in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your new home. uPVC Double Glazing and Gas Central Heating

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

**LOUNGE DINER**

19'2" x 9'10" (5.85 x 3.00)

**KITCHEN**

9'10" x 7'9" (3.01 x 2.38)

**CONSERVATORY**

7'10" x 6'10" (2.40 x 2.10)

**BATHROOM**

6'2" x 5'2" (1.90 x 1.60)

**BEDROOM ONE**

14'4" x 8'8" (4.37 x 2.65)

**BEDROOM TWO**

10'2" x 9'2" (3.10 x 2.80)

**OUTSIDE**

**GENERAL INFORMATION**

TOTAL FLOOR AREA: 739.80 sq ft / 68.7 sq m

TENURE: FREEHOLD

EPC RATING: D

UPVC DOUBLE GLAZING

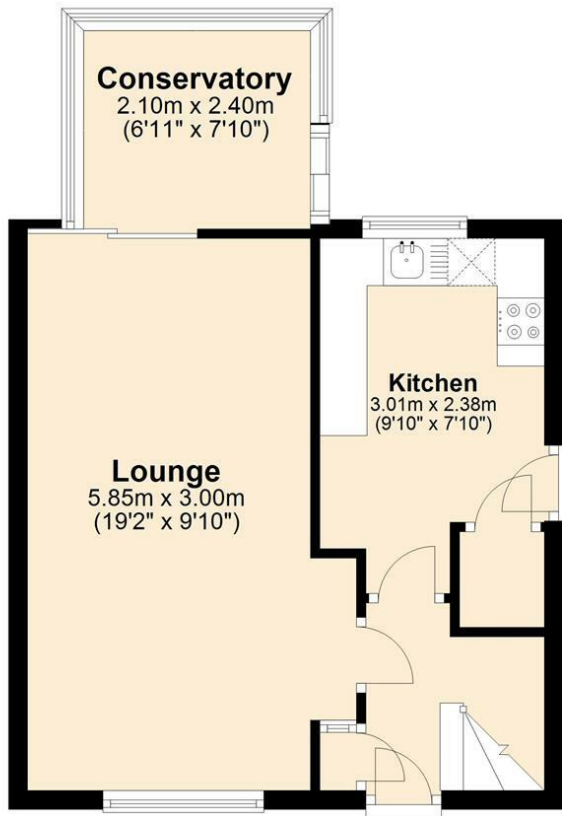
GAS CENTRAL HEATING: COMBI BOILER

COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE DISTRICT COUNCIL



## Ground Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



## First Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 68.7 sq. metres (739.8 sq. feet)

### 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.

### 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (81 plus) A   |                         |           |
| (81-91) B                                   |                         |           | (61-81) B   |                         |           |
| (69-80) C                                   |                         |           | (40-60) C   |                         |           |
| (55-68) D                                   |                         |           | (25-39) D   |                         |           |
| (39-54) E                                   |                         |           | (10-24) E   |                         |           |
| (21-38) F                                   |                         |           | (1-9) F   |                         |           |
| (1-20) G                                    |                         |           | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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