



**Elton Street, Chesterfield, Derbyshire S40 2LA**

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**£115,000**

**PINEWOOD**



# Elton Street Chesterfield Derbyshire S40 2LA



**£115,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- IDEAL FOR THE FIRST TIME BUYER OR INVESTOR - POTENTIAL 6.75% GROSS YIELD
  - TWO DOUBLE BEDROOMS
  - WALKING DISTANCE TO TOWN CENTRE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
  - CUL DE SAC LOCATION
  - MODERN KITCHEN
- REAR FULLY ENCLOSED COURTYARD WITH OUTBUILDINGS
- GROUND FLOOR MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- EASY ACCESS TO MAIN COMMUTER ROUTES AND M1 MOTORWAY ACCESS
  - ON STREET PARKING AVAILABLE DIRECTLY OUTSIDE THE PROPERTY



**\*\*EDGE OF TOWN CENTRE LOCATION\*\* GREAT BUY FOR THE FIRST TIME BUYER OR INVESTOR\*\***

This well presented TWO DOUBLE BEDROOM mid-terraced property is located in a quiet CUL DE SAC across the road from beautiful QUEENS PARK. With on-street parking. The property is within easy walking distance of Ravenside Retail Park, Queens Park Sports Centre and and the amenities of Chesterfield town centre, M1 motorway access and main commuter routes.

Internally the property benefits from, uPVC windows and doors and gas-fired central heating. Downstairs it comprises of a living room, a modern kitchen/diner and family bathroom with shower over bath. Upstairs there are two double bedrooms. Outside there is rear fully enclosed courtyard with a secure outside store. Early viewing is highly recommended.

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

**\*\*PLEASE CONTACT PINWOOD TO ARRANGE YOUR VIEWING TODAY!\*\***



#### **LIVING ROOM**

12'5" x 12'0" (3.80 x 3.66)

The property is entered into the living room through the uPVC door, with laminate flooring, painted decor, radiator, built in storage and uPVC window.

#### **KITCHEN**

10'4" x 9'3" (3.17 x 2.83)

The modern kitchen has a range of wall, drawers and base units with a tiled surround, laminated worktop incorporating a stainless sink with chrome mixer tap, space for a slot in cooker, space/plumbing for a washing machine and space for a bistro table. With wood effect vinyl flooring, painted decor, radiator and uPVC window.

#### **INNER HALL**

The inner hall gives access to the rear courtyard through the uPVC door and access to the ground floor bathroom.

#### **GROUND FLOOR BATHROOM**

6'5" x 5'10" (1.98 x 1.79)

The ground floor bathroom has a white suite incorporating a low flush w.c, pedestal hand basin with chrome taps and a bath with shower over. Tiled walls, tiled effect vinyl flooring, radiator and uPVC frosted window.

#### **BEDROOM ONE**

12'7" x 11'11" (3.86 x 3.64)

This is a double bedroom to the front aspect with carpet, painted decor, feature cast iron style fireplace, radiator and uPVC window.

#### **BEDROOM TWO**

10'5" x 9'4" (3.18 x 2.85)

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

#### **OUTSIDE**

To the rear is a fully enclosed courtyard with stores.

#### **GENERAL INFORMATION**

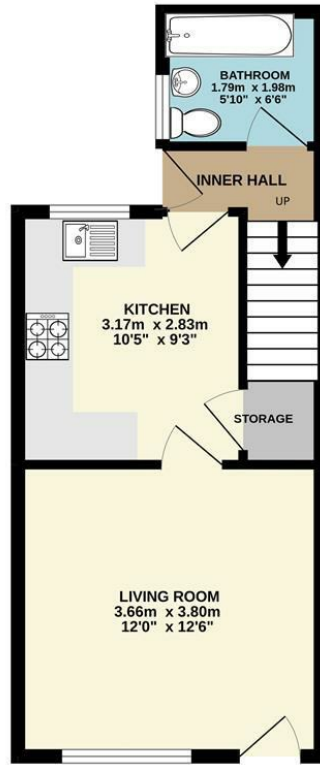
Tenure: Freehold  
EPC Rating: C  
uPVC Double Glazing  
Gas Central Heating - Combi Boiler  
Council Tax Band - A Rated  
Loft

#### **DISCLAIMER**

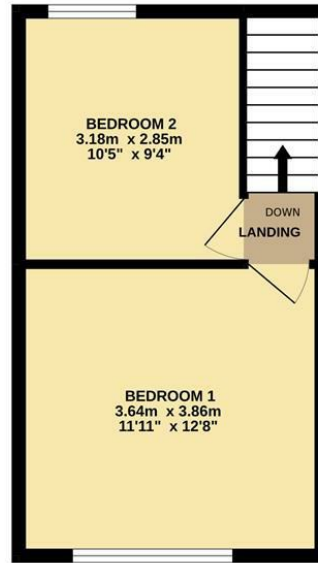
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

**RESERVATION AGREEMENT MAY BE AVAILABLE**

GROUND FLOOR  
30.9 sq.m. (333 sq.ft.) approx.



1ST FLOOR  
26.0 sq.m. (279 sq.ft.) approx.



TOTAL FLOOR AREA : 56.9 sq.m. (612 sq.ft.) approx.

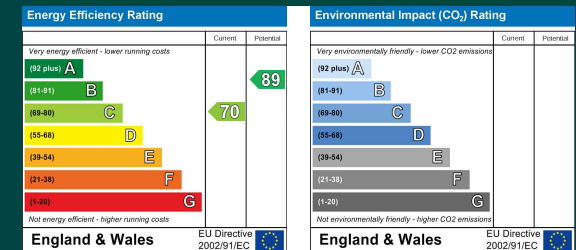
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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