



Padley Wood Road, Pilsley, Chesterfield, Derbyshire S45 8HX

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 **EPC** C

£150,000



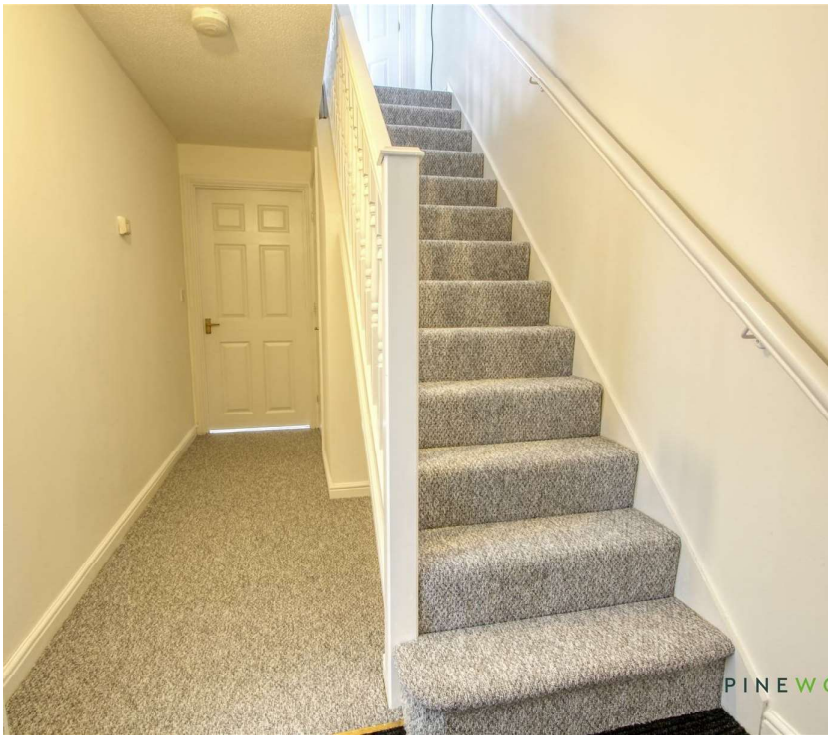
Padley Wood Road Pilsley Chesterfield Derbyshire S45 8HX

£150,000

**3 bedrooms
1 bathroom
1 reception**

- NO CHAIN - THREE BEDROOM SEMI DETACHED
- SINGLE GARAGE AND DRIVEWAY FOR ONE CAR - POTENTIAL FOR ADDITIONAL DRIVEWAY TO FRONT
- MODERN KITCHEN AND BATHROOM - GROUND FLOOR W.C/CLOAKROOM
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS - POSS 6.6% GROSS YIELD
 - ENCLOSED REAR GARDEN
 - NEW CARPETS THROUGHOUT
- GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - COUNCIL TAX BAND B & EPC - C
- EAST ACCESS TO THE M1 MOTORWAY
- POPULAR RESIDENTIAL SEMI RURAL VILLAGE LOCATION & CLOSE TO LOCAL AMENITIES
- GENEROUS FAMILY SIZED ENCLOSED REAR GARDEN





LOOKING FOR YOUR NEW HOME OR NEXT INVESTMENT... Welcome to this THREE bedroom semi-detached house located on Padley Wood Road in the village of Pilsley, Chesterfield, Derbyshire.

Whether you are an investor looking for a promising opportunity or a first-time buyer eager to step onto the property ladder, this house caters to a variety of needs and preferences with NO CHAIN.

Upon entering, you are greeted by a good size entrance hallway with stairs to the first floor and a useful downstairs WC. The ground floor also offers a front facing kitchen with wall and base units, an integrated electric oven and gas hob along with space for a free standing fridge freezer and plumbing for a washing machine. To the rear is a spacious lounge with sliding patio doors giving access to the rear garden.

To the first floor the property boasts three bedrooms, offering ample space for a growing family or those in need of a home office. There is also a family bathroom with WC, sink and shower over bath.

With new carpets throughout, the property exudes a fresh and inviting atmosphere ready to move straight in.

Outside there is an ample fully enclosed rear garden, a single garage and driveway for one car.

Don't miss out on the chance to make this property your own home or next investment. Contact us today to arrange a viewing. PLEASE CALL PINEWOOD PROPERTIES.

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

ENTRANCE HALLWAY, STAIRS & LANDING

Entering through the front door into the entrance hallway with stairs leading to the first floor. With neutral painted decor, new grey carpet and a central heating radiator. To the stairs and landing is neutral painted decor and new grey carpet.

KITCHEN

118" x 6'11" (3.58 x 2.12)

A modern front facing kitchen with off white wall and base units and contrasting worktop. Sink and drainer with mixer tap, an integrated electric oven, four ring gas hob and extractor. Space for a freestanding fridge freezer and space/plumbing for a washing machine. Lino flooring, uPVC double glazed window and a central heating radiator. The boiler is also housed in the kitchen.

LOUNGE/DINER

13'5" x 13'8" (4.09 x 4.17)

A large rear facing room with sliding uPVC patio doors leading out to the rear garden. Neutral painted decor, new grey carpet, an additional rear facing uPVC double glazed window and a central heating radiator.

DOWNSTAIRS WC

2'9" x 4'11" (0.85 x 1.52)

Off the hallway with white sink and low flush WC. Neutral painted decor, laminate flooring and central heating radiator.

BEDROOM ONE

9'0" x 13'7" (2.76 x 4.16)

A front facing double bedroom with two uPVC double glazed windows. Neutral painted decor, new grey carpet and a central heating radiator.

BEDROOM TWO

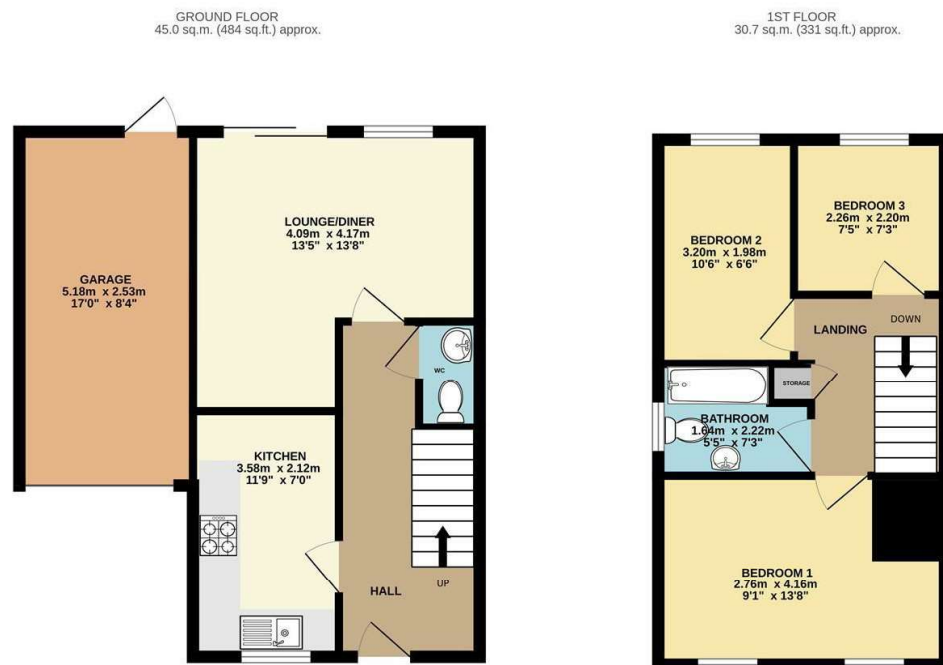
10'5" x 6'5" (3.20 x 1.98)

A rear facing bedroom with neutral painted decor, new grey carpet, a uPVC double glazed window and a central heating radiator.

BEDROOM THREE

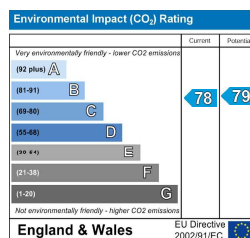
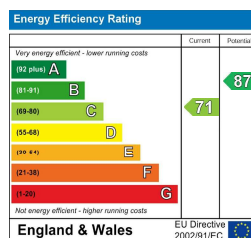
7'4" x 7'2" (2.26 x 2.20)

A rear facing bedroom with neutral painted decor, new grey carpet, a uPVC double glazed window and a central heating radiator.



TOTAL FLOOR AREA: 75.7 sq.m. (815 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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BATHROOM

5'4" x 7'3" (1.64 x 2.22)

Offering a white suite with paneled bath and electric shower over, low flush WC and pedestal sink. Tiling to the bath and shower area, along with a tiled splash back above the sink. Neutral painted decor, lino flooring, a uPVC double glazed window with obscured glass and a central heating radiator.

GARAGE

16'11" x 8'3" (5.18 x 2.52)

An attached single garage with up and over garage door to the front and single door to the rear. Benefiting from lighting and power.

OUTSIDE

To the front of the property is a small front garden with a path leading to the front door. There is a driveway for 1-2 cars and access to the attached garage.

To the rear is fully enclosed rear garden accessed via patio doors from the lounge or through the garage. There is a small paved patio leading to a two tiered generous family sized lawned garden with steps.

GENERAL INFORMATION

Tenure: FREEHOLD
 Energy Performance Rating: C
 Council Tax Band- B
 Gas Central Heating
 uPVC Double Glazing

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.

Mansfield branch
 24 Albert Street
 Mansfield, NG1
 01623 621001

Clowne branch
 26 Mill Street,
 Clowne, S43 4JN
 01246 810519

Clay Cross branch
 20 Market Street,
 Clay Cross, S45 9JE
 01246 251194

Chesterfield branch
 33 Holywell Street,
 Chesterfield, S41 7SA
 01246 221039

PINEWOOD

