



Gower Crescent, Loundsley Green, Chesterfield, Derbyshire S40 4LS

 **3**  **1**  **1**  **D**

£185,000

PINEWOOD



**Gower Crescent
Loundsley Green
Chesterfield
Derbyshire
S40 4LS**



£185,000

**3 bedrooms
1 bathrooms
1 receptions**

- GREAT FIRST BUY OR INVESTMENT PROPERTY - POSS 5.5% GROSS YIELD
- FULLY ENCLOSED SOUTH EAST FACING REAR GARDEN AND PATIO
- POTENTIAL FOR DRIVEWAY PARKING FOR TWO CARS
- MODERN KITCHEN WITH SPACE FOR DINING TABLE
- SPACIOUS LOUNGE - TWO DOUBLE BEDROOMS AND A SINGLE
- BATHROOM WITH WHITE SUITE - SHOWER CUBICLE AND BATH
- REAR PORCH WITH STORE AND ADDITIONAL UNDER STAIRS STORE
- SOUGHT AFTER RESIDENTIAL ESTATE ON THE WEST SIDE OF THE TOWN CENTRE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B - EPC RATED D
- CLOSE TO HOLMEBROOK VALLEY PARK AND LOUNDSLEY GREEN PARK FOR WALKS





NO CHAIN -Nestled in this sought-after residential estate is Gower Crescent, this charming semi-detached house in Loundsley Green, Chesterfield, Derbyshire is a gem waiting to be discovered. Boasting 843 sq ft of space, this property is perfect for first-time buyers or savvy investors looking to make a sound investment with a potential 5.5% gross yield.

One of the standout features of this property is the potential for driveway parking for two cars, a rare find in this bustling town. Imagine coming home to your own convenient parking space after a long day at work or a leisurely stroll in the nearby Holmebrook Valley Park or Loundsley Green Park. Being close to all the village amenities, schools and main commuter routes.

Inside, the house exudes comfort and style, upstairs sees an entrance all with store, kitchen diner, lounge and rear porch with additional store. Upstairs the modern bathroom features a sleek white suite, complete with a shower cubicle and a relaxing bath for those much-needed moments of tranquility. Whether you're unwinding after a busy day or getting ready for the day ahead, this bathroom offers the perfect space to rejuvenate. Also including two double bedrooms and a single bedroom. To the rear is an enclosed garden with lawn and patio.

Located on the west side of the town centre, residents of Gower Crescent enjoy easy access to all the amenities Chesterfield has to offer, from shopping and dining to entertainment options. With its prime location close to the Peak District and desirable features, this property is a rare find that won't stay on the market for long. Don't miss out on the opportunity to make this house your home sweet home in Derbyshire. uPVC Double Glazing and Gas Central Heating

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

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

ENTRANCE HALL

The property is entered into the hallway with stairs rising to the first floor and storage cupboard. The landing has storage cupboard, uPVC window and loft access.

LOUNGE

19'6" x 10'11" (5.96 x 3.33)

The spacious lounge has carpet, painted décor, radiator and uPVC window.

KITCHEN DINER

13'1" x 11'10" (4.00 x 3.62)

The kitchen diner has a good range of drawers, wall and base units with a complimentary laminated worktop and tiled surrounds incorporating a sink with mixer tap, space for a slot in cooker, space/plumbing for a washing machine and space for a freestanding fridge freezer and dining table, with tiled flooring, painted décor, radiator and two uPVC windows. A door leads to the rear porch.

REAR PORCH

The rear porch gives access to the rear garden and has a useful store.

BEDROOM ONE

13'2" x 12'0" (4.03 x 3.67)

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

BEDROOM TWO

13'1" x 10'10" (4.00 x 3.32)

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

BEDROOM THREE

8'10" x 8'0" (2.70 x 2.44)

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

BATHROOM

8'4" x 5'4" (2.56 x 1.65)

The modern bathroom has a white suite including a shower cubicle, bath, cistern w.c and a wall mounted hand basin with taps. With radiator, two uPVC windows, tiled flooring and painted décor.

OUTSIDE

To the front is a lawned area with potential to change to driveway parking, to the rear is a fully enclosed south west facing garden with lawn and patio.

GENERAL INFORMATION

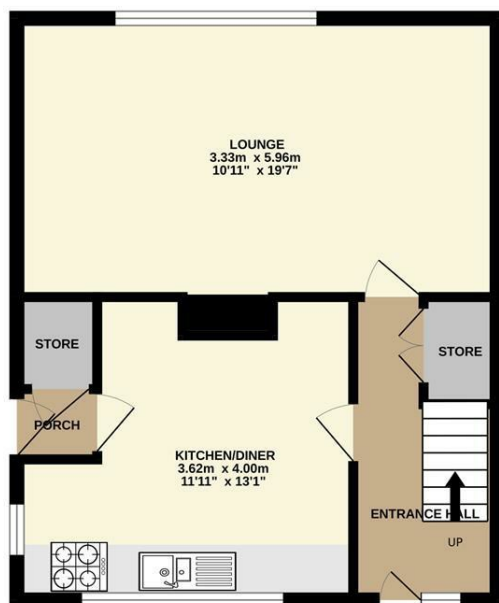
Tenure: FREEHOLD
Council Tax Band-B
Gas Central Heating
uPVC Double Glazing
Total Floor Area: 843.00 sq ft / 78.30 sq m

DISCLAIMER

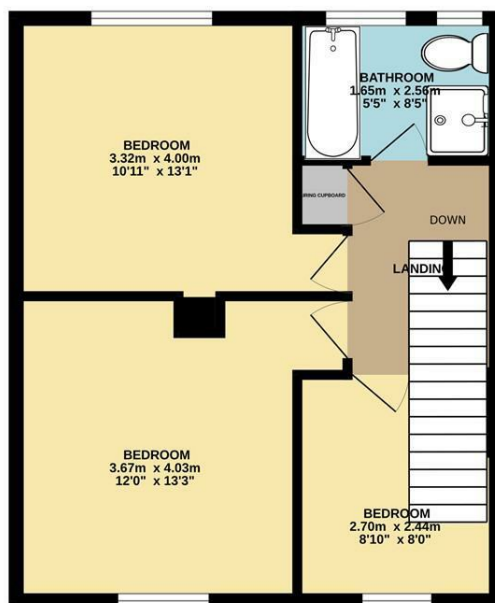
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office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

RESERVATION AGREEMENT MAY BE AVAILABLE

GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.



1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA: 78.3 sq.m. (843 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.

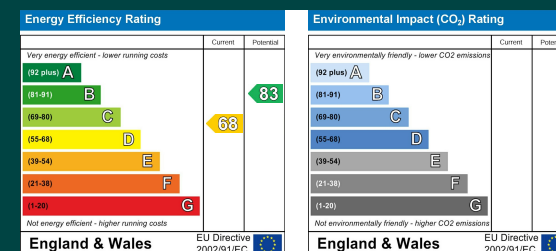
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The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient 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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