



Cemetery Road, Danesmoor, Chesterfield, Derbyshire S45 9RS

2 1 1 EPC C

£130,000

PINWOOD



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£130,000

**2 bedrooms
1 bathroom
1 reception**

- NO CHAIN - IDEAL FOR FIRST TIME BUYERS OR INVESTORS (POSS 6.9% GROSS YIELD)
- BLOCK PAVED DRIVEWAY PARKING FOR UP TO FIVE CARS TO THE REAR
 - TWO DOUBLE BEDROOMS
 - KITCHEN DINER WITH PANTRY/STORE - UTILITY ROOM
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- CLOSE TO ALL THE AMMENTIES IN THE VILLAGE AND THE VIBRANT TOWN OF CLAY CROSS
- CLOSE TO MAIN COMMUTER ROUTES TO THE M1 MOTORWAY, DERBY, NOTTS AND SHEFFIELD
 - CLOSE TO WELL REGARDED PRIMARY AND SECONDARY SCHOOLS
 - LOUNGE WITH FEATURE FIREPLACE





NO CHAIN**DRIVEWAY PARKING FOR UP TO FIVE CARS**IDEAL INVESTMENT OR FIRST TIME BUY**

Pinewood Properties are delighted to offer this two double bed roomed semi detached property which is an ideal first time buy or investment property. The property downstairs offers an entrance hall, living room, modern gloss kitchen diner with plenty of space for a dining table, pantry/store and integrated oven, hob and extractor, the coal store has been converted into a utility room with space/plumbing for a washing machine and store,

To the first floor are two double bedrooms, both with built in wardrobes or stores and a contemporary bathroom with white suite comprising a p shaped bath with shower over. The property benefits further from a lawned garden to the front and block paved driveway parking for up to five cars to the rear. uPVC Double Glazing and Gas Central Heating.

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!****

ENTRANCE HALL

The property is entered onto the hallway through the compost door, having a staircase leading to the first floor accommodation and laminate flooring. The landing has carpet and loft access.

LIVING ROOM

14'0" x 10'11" (4.27 x 3.33)

A good sized reception room overlooking the front of the property with wood laminate flooring and downlighting, painted décor and radiator.

DINING KITCHEN

10'11" x 10'0" (3.33 x 3.05)

The dining kitchen has a good range of white gloss wall, base and drawer units with matching complementary worksurfaces over, Inset 1 1/2 bowl sink unit with mixer tap, integrated electric oven with four ring gas hob and extractor fan over.

There is space and plumbing for a dishwasher and space for a tall fridge freezer, built in pantry/store. With

UTILITY ROOM

8'5" x 7'3" (2.59 x 2.21)

The utility room and store have useful space/plumbing for a washing machine, there are two doors one giving access to the side of the property, the other to the rear.

BEDROOM ONE

10'11" x 10'0" (3.33 x 3.05)

A double room overlooking the front of the property with built in wardrobe, carpet, painted décor, radiator and uPVC window.

BEDROOM TWO

14'2" x 10'11" (4.32 x 3.34)

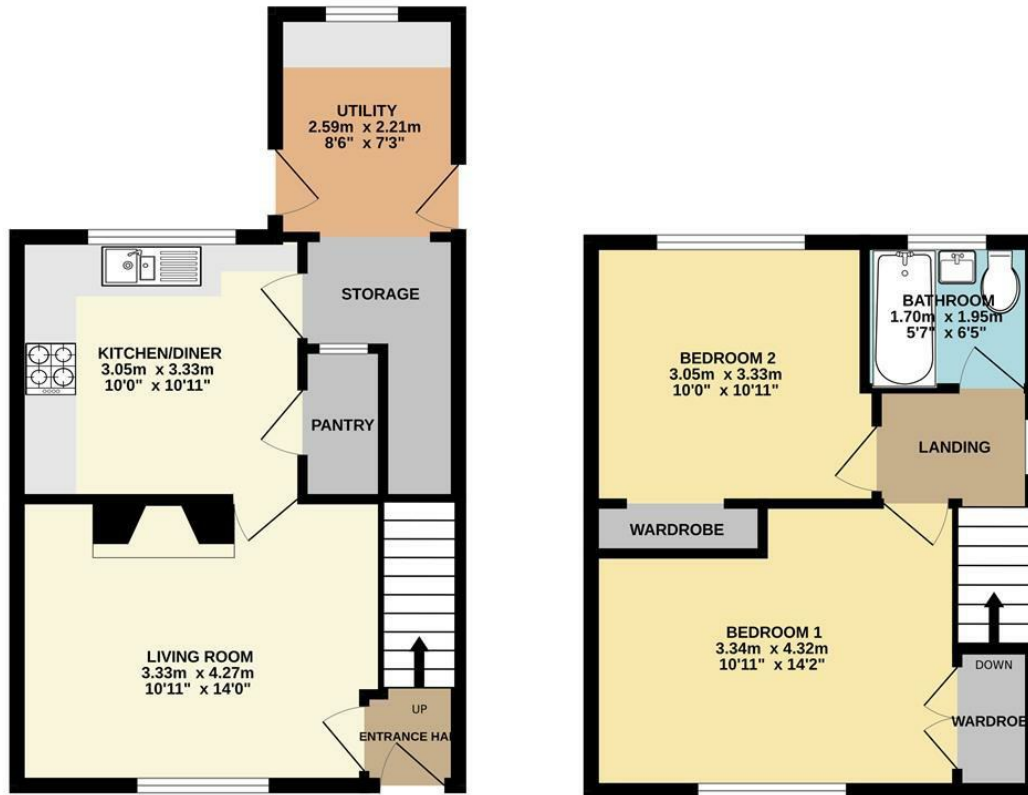
A second double room overlooking the rear of the property with laminate flooring and a built in cupboard, painted décor, radiator and uPVC window.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
37.4 sq.m. (402 sq.ft.) approx.

1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA: 70.2 sq.m. (756 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

6'4" x 5'6" (1.95 x 1.70)

The modern bathroom is part tiled and contains a white three piece suite comprising a "P" shaped bath with shower over and glass shower screen, low flush WC and wash hand basin set within a vanity unit with chrome mixer tap. With painted décor, radiator and uPVC frosted window.

OUTSIDE

To the front of the property is a lawned area with a side path leading to the front door, a gate gives access on to the rear of the property which is blocked paved providing ample off road parking for several cars

GENERAL INFORMATION

Tenure: Freehold

Council Tax Band: A

EPC Rating: C

Total Floor Area: 70.2 sq m / 756.00 sq ft

Gas Central Heating: Combi Boiler

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 Gazel 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

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PINEWOOD



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