



Sheffield Road, Chesterfield, Derbyshire S41 7JN

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£195,000

PINWOOD



# Sheffield Road Chesterfield Derbyshire S41 7JN



**£195,000**

**3 bedrooms  
2 bathrooms  
1 reception**

- PERFECT FOR FIRST TIME BUYERS OR INVESTORS - WELL PRESENTED FAMILY HOME SET OVER THREE FLOORS
  - ALLOCATED OFF ROAD PARKING FOR TWO CARS IN COMMUNAL CAR PARK
- MODERN KITCHEN DINER WITH INTERGRATED OVEN, HOB AND EXTRACTOR, DISHWASHER AND FRIDGE FREEZER
  - DOWNSTAIRS W.C/CLOAKROOM WIT WHITE SUITE
  - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
    - POPULAR RESIDENTIAL ESTATE
  - ENSUITE SHOWER ROOM AND BUILT IN WARDROBES TO TO PRINCIPAL BEDROOM
    - USEFUL LANDING/OFFICE/READING SPACE
    - WEST FACING FULLY ENCLOSED REAR LANDSCAPED GARDEN
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - FREEHOLD - COUNCIL TAX BAND B



**\*\*NO CHAIN\*\*OFF ROAD PARKING SPACES FOR TWO CARS TO THE REAR\*\***Pinewood Properties are pleased to offer this three bed semi detached property set over three floors, being spacious and modern with front and rear gardens and allocated off road parking for two cars in a communal car park to the rear. Situated in a popular area in close proximity to all the local amenities, schools, supermarkets, bars and restaurants and only a short walk/drive into Chesterfield Town Centre. Ideally placed for access to the M1 motorway network, Royal Hospital, Train Station and College. The ground floor comprises: entrance hallway, spacious lounge, modern kitchen/diner with integrated dishwasher, fridge freezer, four ring gas hob and electric oven, uPVC French doors leading to the rear garden and a downstairs w.c/cloakroom. The first floor comprises; bedroom two being a double with built in storage cupboard and views over the rear garden, modern family bathroom with a white three piece suite with bath and overhead shower, bedroom three being a single with views to the front of the property. The second floor comprises: principal bedroom with built-in wardrobes and a contemporary en-suite shower room. The the rear is a fully enclosed west facing garden with lawn and patio with gated pathway to the front and gated access to the two allocated off road parking spaces in the communal car park. To the front the property is set back from the road with a garden and wall. uPVC Double Glazing and Gas Central Heating.

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

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION\*\***

**ENTRANCE HALL/STAIRS AND LANDINGS**

The property is entered through the composite door, with carpet, painted decor and radiator, stairs rise to the first floor landing, with useful area that could be utilised for a reading/office area, with carpet and uPVC window, the second set of stairs lead up to the principal bedroom

**LOUNGE**

10'4" x 14'7" (3.16 x 4.46)

The cosy lounge has a carpet, painted decor, radiator and uPVC window.

**DOWNSTAIRS W.C/CLOAKROOM**

2'9" x 5'11" (0.84 x 1.82)

The ground floor w.c/cloakroom includes a white suite consisting of a low flush w.c and a corner sink with chrome mixer tap, painted decor, tiled flooring, radiator and uPVC window.

**KITCHEN DINER**

13'5" x 12'0" (4.11 x 3.68)

The stylish kitchen has a great range of white drawers, wall and base units with a complimentary laminated worktop incorporating a 1.5 bowl sink with chrome mixer tap, integrated appliances include a four ring gas hob, extractor, oven, dishwasher, fridge freezer and space/plumbing for a washing machine, with tiled flooring, painted decor, radiator, uPVC window, uPVC French doors leading out to the rear garden and plenty of space for a dining table.

**BEDROOM TWO**

13'7" x 8'5" (4.15 x 2.59)

This is a double bedroom with views over the rear garden through the uPVC window, carpet, painted decor, radiator and built in storage cupboard.

**BEDROOM THREE**

6'7" x 8'11" (2.01 x 2.72)

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

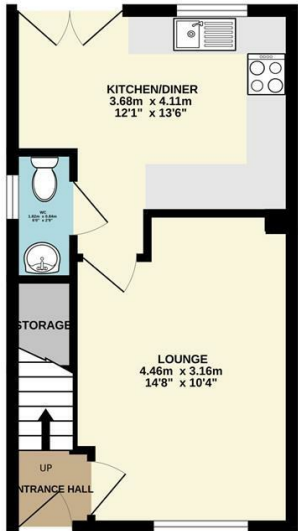
**BATHROOM**

6'7" x 6'3" (2.02 x 1.93)

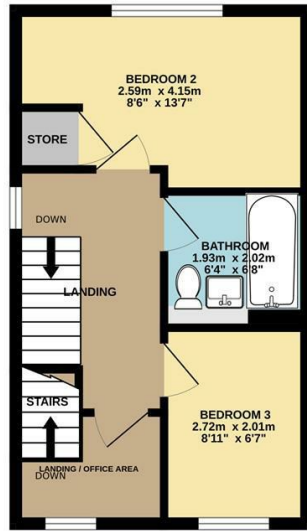
The modern family bathroom consists of a white suite including a low flush w.c, bath and ceramic sink with chrome mixer tap set into a laminated worktop, tiled flooring, painted decor, radiator and extractor.



GROUND FLOOR  
29.2 sq.m. (314 sq.ft.) approx.



1ST FLOOR  
30.1 sq.m. (324 sq.ft.) approx.



2ND FLOOR  
19.3 sq.m. (208 sq.ft.) approx.



TOTAL FLOOR AREA : 78.6 sq.m. (846 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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### BEDROOM ONE

13'7" x 12'5" (4.16 x 3.79)

The principal bedroom is located on the second floor with built in wardrobes, two uPVC windows, carpet, painted decor, radiator and access to the ensuite shower room.

### ENSUITE

6'8" x 5'9" (2.05 x 1.77)

The contemporary ensuite comprises low flush wc. shower enclosure with electric shower and a pedestal hand basin with chrome mixer tap, With tiled flooring, part tiled and part painted decor to the wall, radiator, extractor and velux window.

### OUTSIDE

The property is set back from the road with a pathway to the front door and lawn, side access to the rear west facing and fully enclosed garden with lawn and patio and gated access to the two allocated parking spaces in the rear communal car park.

### GENERAL INFORMATION

Tenure: leasehold

Total Floor Area: 846.00 sq ft / 78.6 sq m

Energy Performance Rating: B

Fully uPVC Double Glazing

Gas Central Heating: Combi Boiler

Loft

Alarm included with sensors on the ground floor

### 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.

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