

# PINEWOOD



School Board Lane, Brampton, Chesterfield, Derbyshire S40 1ET

 2  1  2  D

£120,000





**IDEAL FOR INVESTORS & FIRST TIME BUYERS...Welcome to this charming TWO bedroom semi-detached house on School Board Lane in the delightful town of Chesterfield! Offered with NO CHAIN, the property is situated in the popular residential location of Brampton, which offers bars, restaurants and supermarkets as well as being close to schools and provides good transport links to Chesterfield and beyond. The property is in need of some modernisation and offers a blank canvas for those looking for their next investment project or first home.**

Entering through the front door into an inviting hallway with a staircase to the first floor and landing, the downstairs accommodation offers two good sized reception rooms and a galley style kitchen. The kitchen provides some wall and base units along with a 1.5 sink with drainer, an integrated double oven, 4 ring gas hob and extractor as well as space for a free standing fridge freezer and plumbing for a washing machine.

To the first floor as two generous double bedrooms both with built in storage and a good sized family bathroom with a three piece suite consisting of a bath, pedestal sink and W.C.

Outside, you'll find outbuildings that offer great potential for storage or even a workshop for your hobbies. One of the outbuilding currently houses an outside WC. There is also a garden area with patio and lawn.

**Don't miss out on the opportunity to own this lovely property in a sought-after area. Book a viewing today and envision the endless possibilities this house holds for you!**

- TWO BEDROOM SEMI DETACHED - IDEAL FOR INVESTORS OR FIRST TIME BUYERS (POTENTIAL 8.7% GROSS YIELD)
- TWO GENEROUS DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING - COUNCIL TAX BAND-A
- CLOSE TO LOCAL AMENITIES- SCHOOLS, BARS, RESTAURANTS, SUPERMARKETS ON CHATSWORTH ROAD
- ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
- MODERNISATION REQUIRED
- THREE OUTSIDE BRICK BUILT STORES - SOUTH EAST FACING REAR GARDEN
- POPULAR RESIDENTIAL LOCATION - WALKING DISTANCE TO THE TOWN CENTRE
- FAMILY BATHROOM

## ENTRANCE HALLWAY, STAIRS & LANDING

Entering the property through a composite front door into an entrance hallway with staircase to the first floor and landing. With papered decor, carpet and a central heating radiator in the hallway. There is also the benefit of an understairs store cupboard.

## LOUNGE

11'3" x 10'10" (3.43 x 3.32)

A front facing lounge with papered decor, carpet, a central heating radiator and a uPVC double glazed window.

## SITTING ROOM

12'2" x 11'7" (3.72 x 3.55)

A rear facing sitting room with feature fireplace with hearth and surround. With papered decor, carpet, a central heating radiator and a uPVC double glazed window.

## KITCHEN

12'1" x 5'6" (3.70 x 1.69)

A galley style kitchen with a rear door leading out to the garden. Providing wall and base units, a 1.5 sink with chrome mixer taps, an integrated double oven and 4 ring gas hob and space for a freestanding fridge freezer and washing machine. Tiling to the walls and flooring, a central heating radiator and a rear facing uPVC double glazed window.

## BATHROOM

10'7" x 5'10" (3.25 x 1.79)

Located on the first floor is a family bathroom with three piece suite comprising of a paneled bath, pedestal sink and W.C. Fully

tilled walls, carpet, a central heating radiator and a rear facing uPVC double glazed window with frosted glass. There is also a built in store cupboard.

## BEDROOM ONE

11'3" x 14'2" (3.45 x 4.32)

A generous front facing double bedroom with over stairs built in store cupboard. With papered decor, carpet, a central heating radiator and a uPVC double glazed window.

## BEDROOM TWO

12'2" x 10'4" (3.72 x 3.17)

A generous rear facing double bedroom with two built in wardrobes. With papered decor, carpet, a central heating radiator and a uPVC double glazed window.

## OUTSIDE

To the rear of the property is a south east facing garden with a patio area and the rest is laid to lawn with mature borders. There is also the benefit of three brick built out buildings for storage, one of which currently provides a W.C.

## GENERAL INFORMATION

Tenure: FREEHOLD

Council Tax Band-A

Gas Central Heating

uPVC Double Glazing

Total Floor Area: 845.00 sq ft / 74.5 sq m

EPC - D

## DISCLAIMER

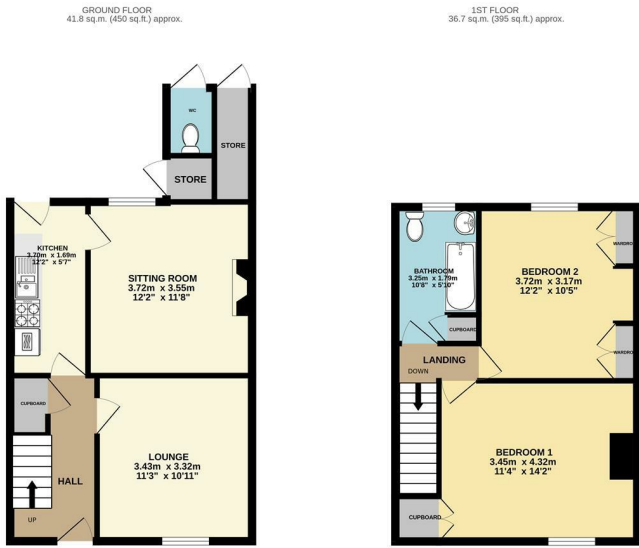
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contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



**TOTAL FLOOR AREA:** 78.5 sq.m. (845 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan for the prospective purchaser's use and should be used as a guide only. Prospective purchasers should verify the accuracy of the measurements and details shown on the plans and not guarantee made with this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**DISCLAIMER**

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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