

# PINEWOOD



Derby Road, Chesterfield, Derbyshire S40 2EF

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£155,000





ENDLESS POSSIBILITIES...Welcome to this charming mid terrace COMMERCIAL property located on Derby Road, Chesterfield. Offered with NO CHAIN, this property is currently registered as a COMMERCIAL premises but has the flexibility to be converted back to a full RESIDENTIAL property or even part commercial and part residential. The potential to convert all or part of the property back to residential use, opens up exciting possibilities for customisation and expansion. This flexibility allows you to tailor the space to suit your specific needs and preferences.

Located in a popular area, it offers not just a place to live, but a business potential. Close to amenities, M1 Motorway and main transport links, this property provides the perfect balance of convenience and comfort.

Entering the property through the front door into a good size shop front with large window, there is plenty of space to create a business opportunity or make this a spacious lounge. Through into a rear reception room, which has the benefit of being used as an office space, treatment room or a second lounge or dining room. The rear reception room opens into is a kitchen, which has the potential to be expanded and made into the heart of a family home.

To the first floor are two large double bedrooms. The front bedroom was previously used by the current owners as a lounge, when they occupied the first floor as residential accommodation. There is a second rear facing double bedroom and a generous family bathroom comprising of a bath, separate shower, pedestal sink, WC and bidet. The current owners have converted the attic into a large storage area accessed via a staircase in bedroom one.

Outside there is an enclosed courtyard to the rear and access to an generous outbuilding, which currently functions as a workshop with storage room. One of the standout features of this property is the parking provision for two vehicles, a rare find in this popular location.

Do not miss out on this opportunity.

- COMMERCIAL PROPERTY WITH POTENTIAL TO CONVERT BACK TO RESIDENTIAL
- TWO GENEROUS DOUBLE BEDROOMS
- LARGE BATHROOM WITH BATH & SEPARATE SHOWER CUBICLE
- CLOSE TO LOCAL AMENTIES & GOOD TRANSPORT LINKS
- uPVC DOUBLE GLAZING
- OFF ROAD PARKING FOR TWO VEHICLES
- ATTIC STORAGE WITH POTENTIAL TO MAKE INTO A BEDROOM (subject to building regs)
- PRIME LOCATION ON DERBY ROAD
- GAS CENTRAL HEATING
- ENCLOSED REAR COURTYARD & OUTBUILDING

#### FRONT ROOM(SHOP)

12'2" x 14'1" (3.72 x 4.31)

Entering through the shop entrance door into a the front room/shop frontage. With exposed brick walls, tiled floor and large show front window.

#### REAR ROOM

13'0" x 14'1" (3.97 x 4.31)

Currently used as storage and has previously been used as an office space, this room offers the flexibility to be an additional work space, treatment room for a beauty salon or second lounge/ dining room for a residential property. With painted brickwork, tiled floor, paneled ceiling, central heating radiator and rear facing uPVC double glazed window,

#### KITCHEN

15'5"x 8'0" (4.70x 2.46)

Located to the rear of the property is a kitchen which has the potential to be extended into the rear reception room. With wooden wall and base units, 1.5 sink with mixer tap, integrated electric oven, gas hob and extractor, space for an under counter fridge freezer and plumbing for a washing machine. With painted brick walls, tiled floor, central heating radiator, a side facing uPVC double glazed window and uPVC patio doors leading out to the rear courtyard.

#### REAR WORKSHOP & STORE

9'9" x 12'4" & 8'9" x 8'1" (2.99 x 3.77 & 2.68 x 2.47)

A brick built outbuilding with wood paneled walls and tiled floor. With power and lighting.

#### BEDROOM ONE

12'0" x 15'8" (3.66 x 4.80)

A front facing double bedroom, which was used by the current owners as a first floor lounge. With painted decor, exposed varnished floorboard flooring, a central heating radiator and a uPVC double glazed window.

Staircase leading to the attic room.

#### BEDROOM TWO

12'11" x 12'9" (3.94 x 3.90)

A rear facing double bedroom, with painted decor, exposed varnished floorboard flooring, a central heating radiator and a uPVC double glazed window.

#### BATHROOM

9'2" x7'11" (2.80 x2.43)

A generously proportioned family bathroom comprising of a paneled bath, separate shower cubicle with mixer shower, pedestal sink, WC and bidet. Partially tiled walls with exposed painted brick, lino flooring, paneled ceiling, a central heating radiator and a Velux window. There is a cupboard which houses the boiler.

#### ATTIC ROOM (storage)

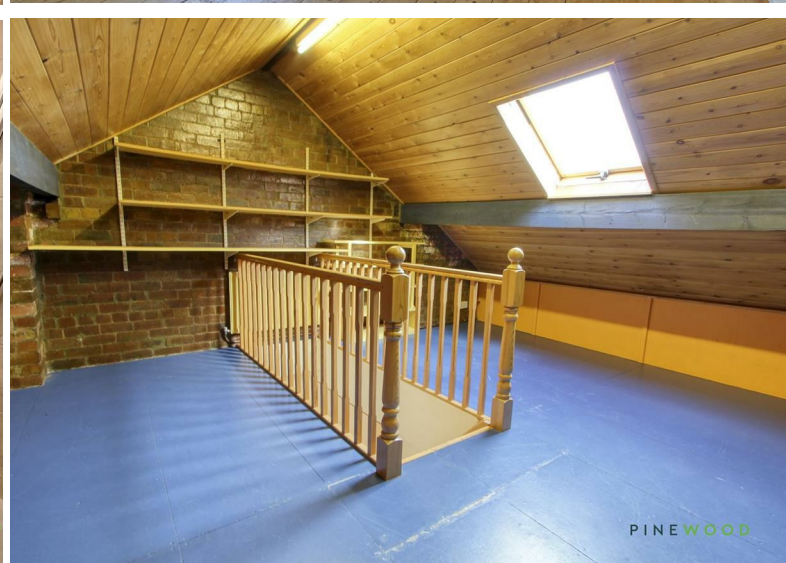
18'6" x 15'8" (5.66 x 4.80)

The attic room was converted by the current owners. It does not currently hold build regulations to used as a bedroom. With staircase to from the first floor, a central heating radiator and a Velux window.

#### OUTSIDE

To the front of the property is gravel off road parking for two vehicles.



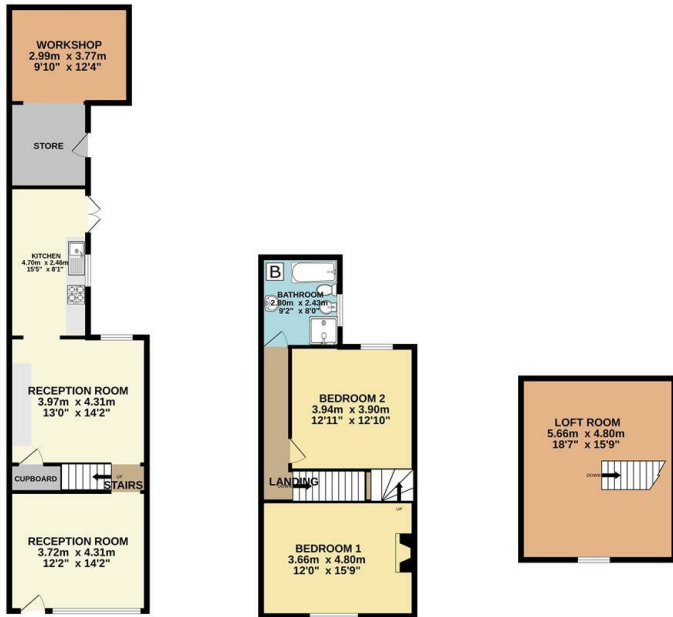




GROUND FLOOR  
96.1 sq.m. (212 sq.ft.) approx.

1ST FLOOR  
46.7 sq.m. (100 sq.ft.) approx.

2ND FLOOR  
27.2 sq.m. (58 sq.ft.) approx.



TOTAL FLOOR AREA: 140.1 sq.m. (1508 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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To the rear of the property is a fully enclosed courtyard, which can be accessed via a side gate at the front of the property or via the patio doors from the kitchen. With paved patio area and fencing. It also benefits from an outside tap.

**GENERAL INFORMATION**

Tenure: FREEHOLD  
COMMERCIAL property with the potential to convert back to residential accommodation.  
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.



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