



Sycamore Road, Hollingwood, Chesterfield, Derbyshire S43 2HG

3 1 1 EPC TBC

£150,000

PINEWOOD

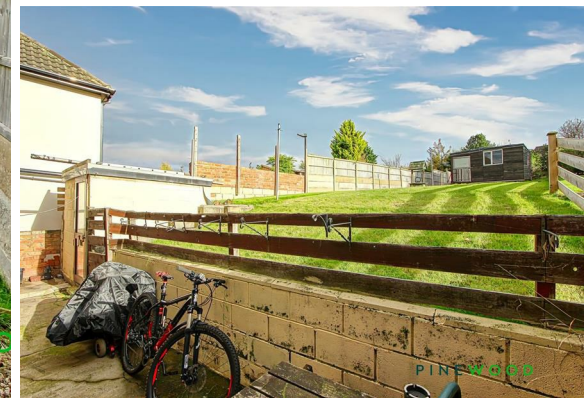


Sycamore Road Hollingwood Chesterfield Derbyshire S43 2HG

£150,000

**3 bedrooms
1 bathroom
1 reception**

- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY - MODERNISATION REQUIRED
- DRIVEWAY PARKING FOR TWO CARS TO THE FRON OF THE PROPERTY
 - REAR SOUTH EAST FACING PATIO AND EXTENSIVE LAWN
- POPULAR VILLAGE LOCATION - EASY ACCESS TO THE CANAL FOR WALKS
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- GROUND FLOOR WC - POTENTIAL TO MAKE THIS INTO A GROUND FLOOR BATHROOM - BATHROOM WITH WHITE SUITE AND CORNER BATH
- CLOSE TO THE CANAL FOR WALKS, EASY ACCESS TO MAIN COMMUTER ROUTES AND CHESTERFIELD TOWN CENTRE
 - KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
 - THREE DOUBLE BEDROOMS - TWO WITH BUILT IN STORAGE
 - POPULAR RESIDENTIAL ESTATE CLOSE TO THE VILLAGE AMENITIES



Nestled in the charming village of Hollingwood, Chesterfield, this end terrace house on Sycamore Road offers a fantastic opportunity for first-time buyers or savvy investors.

Boasting a spacious 787 sq ft, this property features a cosy dual aspect reception room. The ground floor WC presents the potential to be transformed into a convenient ground floor bathroom, adding further value to this already promising abode. The kitchen diner is a highlight, equipped with an integrated oven, hob, and extractor, making meal preparation a breeze and there is also the bonus of a rear porch.

Upstairs sees three inviting double bedrooms, two have built in storage/wardrobes and a well-appointed bathroom with a white suite and a corner bath.

Outside, the property impresses with parking space for up to three vehicles. The rear of the house reveals a delightful south-east facing patio, perfect for enjoying sunny mornings, and an extensive lawn offering ample space for outdoor activities or relaxation.

Situated in a popular residential estate, this home provides easy access to village amenities and the nearby canal, ideal for leisurely walks and enjoying the picturesque surroundings. For commuters, the property's proximity to main commuter routes and Chesterfield town centre ensures convenience and accessibility.

With the potential for modernisation and personal touches, this property presents a canvas for creating a dream home in a sought-after location. Don't miss out on this opportunity to own a piece of village charm with great potential!

ENTRANCE HALL, STAIRS AND LANDING

The property is entered into the hallway, with stairs rising to the first floor landing with a uPVC window overlooking the rear garden.

KITCHEN BREAKFAST ROOM

10'9" x 10'5" (3.29 x 3.20)

The kitchen has a good range of drawers, wall and base units with a laminated worktop and tiled surrounds, integrated oven, hob and extractor, with space/plumbing for a washing machine and sink with mixer tap. Tiled flooring, painted decor, radiator and space for a dining table.

LOUNGE DINER

16'8" x 11'4" (5.09 x 3.47)

The lounge diner has a built in storage cupboard (which could be knocked through to the wc to make a ground floor bathroom) carpet, radiator and two uPVC windows.

REAR PORCH

The rear porch has tiled flooring, uPVC door, radiator and access to the WC.

GROUND FLOOR WC

4'11" x 2'11" (1.51 x 0.90)

The ground floor WC has a white two piece suite, low flush wc and a ceramic sink set onto a vanity unit with chrome taps, two built in storage cupboard.

BEDROOM ONE

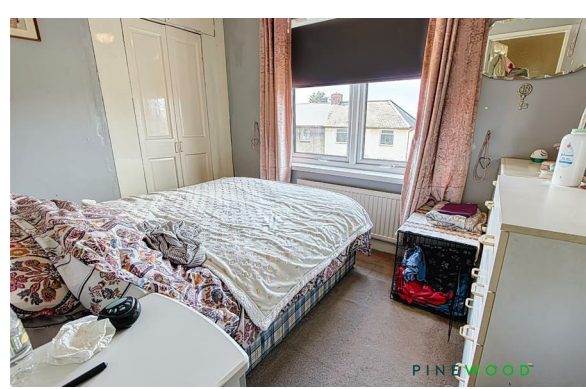
10'6" x 9'11" (3.22 x 3.03)

This is a double bedroom to the front aspect with built in storage/wardrobe, radiator and uPVC window.

BEDROOM TWO

10'4" x 7'3" (3.16 x 2.22)

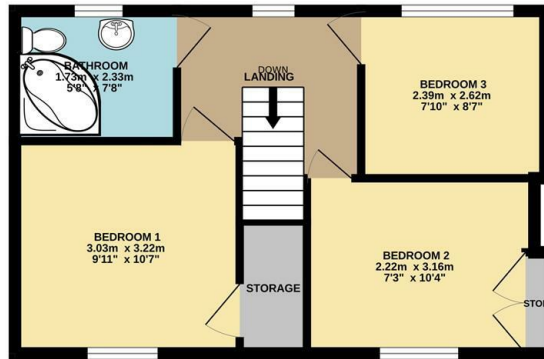
This is a double bedroom to the front aspect with built in storage/wardrobe, radiator and uPVC window.



GROUND FLOOR
35.8 sq.m. (385 sq.ft.) approx.



1ST FLOOR
37.3 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA: 73.1 sq.m. (787 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 THREE

8'9" x 7'10" (2.69 x 2.39)

This is a single bedroom to the rear aspect with radiator and uPVC window.

BATHROOM

7'7" x 5'8" (2.33 x 1.73)

The bathroom has a white suite comprising a coner bath, cistern WC and pedestal hand basin with taps, carpet, radiator and uPVC window.

OUTSIDE

To the front is driveway parking for up to three cars and to the rear is an enclosed south east facing garden with patio, stairs lead to the extensive lawn

GENERAL INFORMATION

Loft -

Tenure - Freehold

Total Floor Area -

Gas Central Heating - Combi Boiler

uPVC Double Glazing

Council Tax Band A

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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