



Elton Street, Chesterfield, Derbyshire S40 2LA

 3  1  1  EPC TBC

£130,000

PINEWOOD



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£130,000

**3 bedrooms
1 bathroom
1 reception**

- NO CHAIN - IDEAL INVESTMENT PROPERTY OR FIRST TIME BUY - RENOVATED TWO YEARS AGO
- CUL DE SAC ON THE EDGE OF THE TOWN CENTRE - EASY ACCESS TO THE M1 MOTORWAY
 - ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
 - MODERN GROUND FLOOR SHOWER ROOM WITH WHITE SUITE
- WEST FACING REAR ENCLOSED COURTYARD AND OUTHOUSE/STORE
 - TWO DOUBLE BEDROOMS (ATTIC ROOM) AND ONE SINGLE - BUILT IN STORAGE TO BEDROOM ONE AND TWO
 - NEW PAINTED DECOR
- SHORT WALK TO THE QUEENS PARK AND LEISURE CENTRE AND RETAIL PARKS





NO CHAIN - Being perfect for first time buyers/investors, a viewing is essential of this well presented two/three bedroom property (with loft room) situated close to the town centre in a popular residential area. refurbished throughout with new décor, the accommodation briefly comprises: lounge, modern kitchen/diner with integrated oven, hob and extractor with pantry/store, rear porch and ground floor shower room.

The first floor has two well proportioned bedrooms with the addition of a functional loft room (Bedroom two). There is built in storage to bedrooms one and two, to the rear is an enclosed courtyard with outhouse/store and gate to the rear access.

The property is situated off Park Road and provides easy access to Ravenside Retail Park and the town centre of Chesterfield, Queens Park and Leisure Centre and access to the M1 Motorway Junct 29.

Don't miss out, call to view today!

LOUNGE

12'4" x 12'3" (3.77 x 3.75)

This is a front facing reception room with new painted décor, grey carpet, radiator, built in storage cupboard, uPVC window and uPVC front door.

KITCHEN

10'2" x 9'0" (3.12 x 2.75)

The modern kitchen diner was fitted in 2022 and has a good range of white soft close gloss drawers, wall and base units with a complimentary laminated worktop with tiled surrounds incorporating a stainless sink with chrome mixer tap, integrated four ring electric hob, oven and extractor, space/plumbing for a washing machine. With tiled effect vinyl flooring, new painted décor, radiator, a useful pantry/store and a uPVC window.

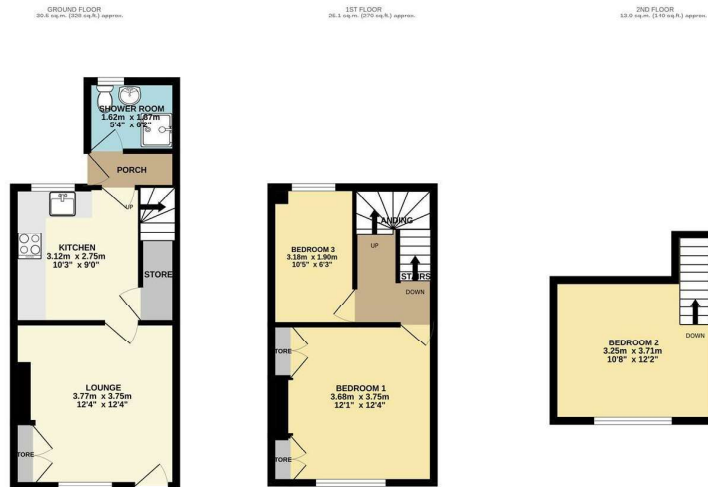
REAR PORCH

The rear porch is an ideal space for a tall fridge freezer with new painted décor, tiled effect vinyl flooring and uPVC external door, a door leads to the ground floor shower room.

SHOWER ROOM - GROUND FLOOR

6'1" x 5'3" (1.87 x 1.62)

The ground floor shower room has a shower enclosure, cistern flush wc and a pedestal hand basin with chrome mixer tap and tiled splashbacks, with a tiled effect vinyl flooring, new painted décor, radiator and uPVC frosted window.



TOTAL FLOOR AREA: 68.6 sq.m. (738 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Not just for residential 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 is given for their operability or efficiency can be given.
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BEDROOM ONE

12'3" x 12'0" (3.75 x 3.68)

This is a double bedroom to the front elevation with new painted décor, radiator, built in storage and uPVC window.

BEDROOM TWO - ATTIC ROOM

12'2" x 10'7" (3.71 x 3.25)

This is a double bedroom to the loft space with new painted décor, radiator, built in storage and uPVC window.

BEDROOM THREE

10'5" x 6'2" (3.18 x 1.90)

This is a single bedroom to the rear elevation with new painted décor, radiator and uPVC window.

OUTSIDE

To the front on street parking is available to the rear is an enclosed courtyard with outbuilding/store and access to the rear pathway.

GENERAL INFORMATION

Tenure: Freehold

Council Tax Band A

EPC Rating TBC

Total Floor Area: 738.00 sq ft / 68.6 sq m

Gas Central Heating - New Combi Boiler Fitted Oct 2024

uPVC Double Glazing

RESERVATION AGREEMENT MAY BE AVAILALE

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.

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. - All services/appliances have not and will not be tested.

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