



Patrick Hinds House, Chesterfield Road, Brimington, Chesterfield, Derbyshire S43 1AD

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£65,000

PINEWOOD



Patrick Hinds House, Chesterfield Road Brimington Chesterfield Derbyshire S43 1AD

£65,000

**1 bedrooms
1 bathrooms
1 receptions**

- IDEAL FIRST HOME OR INVESTMENT PROPERTY - IN NEED OF MODERNISATION
 - OPEN PLAN KITCHEN/LIVING ROOM
 - SHOWER ROOM WITH LARGE STORAGE ROOM/UTILITY ROOM
 - DOUBLE BEDROOM WITH BUILT IN WARDROBES
 - CLOSE TO ALL THE VILLAGE AMENITIES
- SHORT DRIVE INTO THE TOWN OF CHESTERFIELD, STAVELEY AND MAIN COMMUTER ROUTES/M1 MOTORWAY
 - CLOSE TO THE CHESTERFIELD CANAL AND THE TAPTON PARK
- PROMINENT POSITION IN THE HEART OF THE VILLAGE OF BRIMINGTON
 - DOUBLE GLAZING AND ELECTRIC HEATING - COUNCIL TAX BAND A
- RENAMED PATRICK HINDS HOUSE IN 2009 (FORMERLY 1-3 CHESTERFIELD ROAD)





NO CHAIN - IDEAL INVESTMENT PROPERTY OR FIRST TIME BUY

This is a one double bed first floor apartment situated in a prominent position close to all the village amenities in Brimington, only a short drive to the towns of Chesterfield, Dronfield and Staveley, close to the main commuter routes and M1 motorway access, near to the Chesterfield Canal and Tapton Park for walks

The property is in need of renovation and includes a large open plan kitchen being open plan to the living area, a double bedroom with built in wardrobes shower room with white suite and a large store room or useful utility area . With double glazing and electric heating

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

****PLEASE CALL PINEWOOD PROPERTIES TO BOOK YOUR VIEWING****

ENTRANCE/STAIRS AND LANDING

The apartment is entered from the road via a communal door, then your own front door, with stairs leading to the first floor landing, with upvc window.

KITCHEN/LIVING ROOM

17'7" x 12'0" (5.37 x 3.68)

The kitchen is open plan to the living room with drawers, wall and base units with a laminated worktop with tiled surrounds incorporating a stainless sink with chrome taps, four ring electric hob, oven and extractor. The living area has a feature fireplace and lots of light from a large uPVC window. With and electric heater and painted décor.

BEDROOM

14'10" x 10'7" (4.54 x 3.24)

The double bedroom has carpet, painted décor, electric heater, uPVC window and built in wardrobes.

SHOWER ROOM

5'10" x 4'11" (1.80 x 1.52)

The shower room has a white suite including a shower enclosure, low flush wc, pedestal hand basin with chrome mixer tap. chrome wall mounted towel radiator. fully tiled walls, inset spotlight and uPVC frosted window, doors lead to the store/utility room.

STORE/UTILITY ROOM

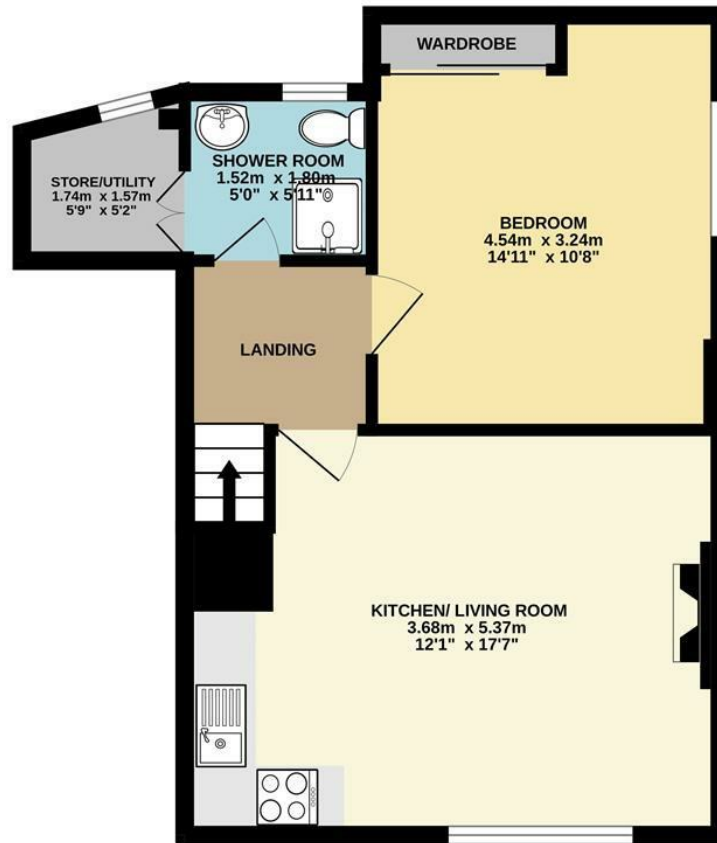
5'8" x 5'1" (1.74 x 1.57)

Useful room off the shower room which could be used for storage or utility area with uPVC frosted window.

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

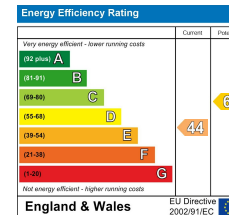
GROUND FLOOR
40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA : 40.5 sq.m. (436 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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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.

GENERAL INFORMATION

Electric Central Heating

uPVC Double Glazing

Current Energy Band - E

Gross Internal Floor Area

Council Tax Band A -Chesterfield Borough Council

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



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