



Station Road, Hollingwood, Chesterfield, Derbyshire S43 2HW

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 EPC TBC

£155,000



Station Road Hollingwood Chesterfield Derbyshire S43 2HW

£155,000

**2 bedrooms
1 bathroom
1 reception**

- GREAT FIRST HOME OR INVESTMENT PROPERTY
- TWO BEDROOMS - ONE DOUBLE AND ONE SINGLE
- UPVC DOUBLE GLAZED (NEW COMPOSITE EXTERNAL DOORS) & GAS CENTRAL HEATING (COMBI BOILER)
- SOUTH FACING ENCLOSED BIJOUX PRIVATE GARDEN AND FRONT GARDEN
- DETACHED SINGLE GARAGE - POTENTIAL DRIVEWAY FOR TWO CARS - ON STREET PARKING IS AVAILABLE
 - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- STYLISH KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
 - WALKING DISTANCE TO THE CHESTERFIELD CANAL
- SHORT DRIVE INTO THE TOWNS OF CHESTERFIELD, DRONFIELD, ECKINGTON AND STAVELEY
 - CLOSE TO ALL THE VILLAGE AMENITIES





Energy Efficiency Rating

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

SINGLE GARAGE TO REAR..... This charming end-terrace property is an ideal choice for first-time buyers or investors, offering a perfect blend of comfort and convenience. The home features two generously sized double bedrooms, central gas heating, and uPVC double glazing throughout, ensuring a warm and energy-efficient living space. A modern kitchen and bathroom add to its contemporary appeal, with the bathroom including a shower over the bath.

The ground floor comprises a spacious lounge and dining area with stairs leading to the first floor, creating a bright and inviting atmosphere. The fitted modern kitchen provides a practical and stylish space for meal preparation, with integrated high level oven, hob and extractor.

Outside, the property boasts a lawned front garden, potential for driveway parking with gated side access leading to a low-maintenance rear enclosed south facing garden. The added benefit of a detached single garage offers valuable storage or parking options., on street parking is also available

Located in a highly sought-after area, this home is within easy reach of reputable schools, excellent transport links, and a range of local village amenities all within easy reach, the Canal is a short distance away.

An early viewing is highly recommended to fully appreciate all this delightful property has to offer.

LOUNGE DINER

14'9" x 11'5" (4.52 x 3.48)

The property welcomes you with a uPVC entrance door, complemented by a double-glazed Georgian-style window to the front that fills the space with natural light. The room benefits from two double radiators, ensuring warmth and comfort, along with ample plug points, a telephone point, and a TV point for modern convenience. The laminate flooring adds a contemporary touch, while the coved ceiling enhances the overall elegance of the space. Stairs rise to the first floor, and an open recess seamlessly connects this area to the next, creating a practical and inviting flow throughout the home.

KITCHEN

11'5" x 6'11" (3.48 x 2.11)

The kitchen is thoughtfully designed and fitted with a range of cream shaker style drawers, base wall units, all complemented by contrasting laminated worktops and tiled surrounds. An inset 1.5 stainless steel sink unit with a chrome mixer tap adds both style and functionality. Cooking facilities include a built-in four-ring gas hob with an extractor hood alongside a high level electric oven and grill. Practicality is further enhanced with space and plumbing for an automatic washing machine, as well as room for a fridge/freezer. The laminate flooring and a radiator ensure comfort and ease of maintenance. A double-glazed Georgian-style window to the rear provides a pleasant view, while a uPVC door offers convenient access to the rear garden.

BEDROOM ONE

11'10" x 10'2" (3.62 x 3.12)

The bedroom features a double-glazed Georgian-style window to the front, allowing for plenty of natural light to brighten the space. A double radiator ensures warmth and comfort, while multiple plug points cater to your electrical needs. The room is further enhanced by built-in over-stairs storage cupboards, complete with shelving and a hanging rail, providing practical and convenient storage solutions and a space for a dressing table.

BEDROOM TWO

10'7" x 6'9" (3.23 x 2.06)

This bedroom is equipped with a radiator for a cosy atmosphere and multiple plug points for convenience. A double-glazed Georgian-style window to the rear offers a lovely view and brings in ample natural light, creating a bright and inviting space.

BATHROOM

7'8" 5'11" (2.34 x 1.56)

The bathroom features a modern white suite, including a panelled bath with an electric shower overhead, providing both style and functionality. A pedestal wash hand basin with a sleek chrome mixer tap and a low-level flush WC complete the suite. The room is complemented by a ceramic tiled surround, adding a clean and contemporary finish. A radiator ensures warmth, while an opaque double-glazed Georgian-style window to the rear allows for natural light while maintaining privacy.

SINGLE DETACHED GARAGE

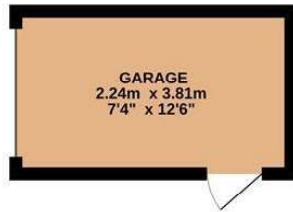
12'5" x 7'4" (3.81 x 2.24)

The single detached garage offers practical features, including eaves storage space for additional convenience. It is equipped with a side personal door for easy access, as well as power and lighting. The metal up-and-over access door ensures secure and straightforward entry, making this garage a versatile and valuable addition to the property.

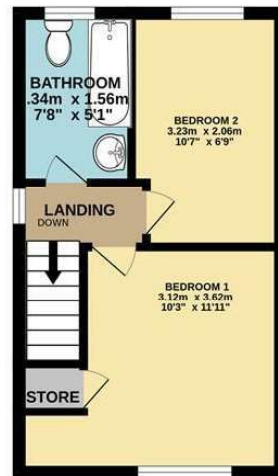
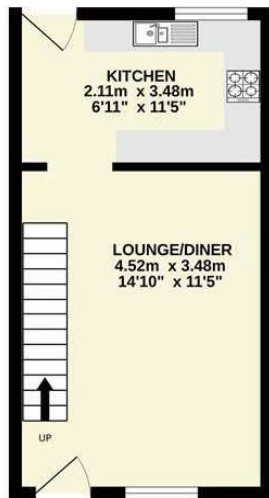
OUTSIDE

The property is fronted by a neatly lawned garden, potential for driveway parking, complemented by a pathway leading to the entrance door and side gated access for added convenience. To the rear, the home boasts a private bijoux garden, fully enclosed with fencing to ensure privacy. This space features a patio seating area, perfect for outdoor relaxation, lawn and includes a cold water tap for practicality. A gated access point completes this charming outdoor area, making it both functional and inviting.

GROUND FLOOR
31.6 sq.m. (340 sq.ft.) approx.



1ST FLOOR
23.0 sq.m. (247 sq.ft.) approx.



TOTAL FLOOR AREA: 54.6 sq.m. (588 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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GENERAL INFORMATION

Gas Central Heating (Combi Boiler)
Majority uPVC Double Glazing
Current Energy Band - TBC
Gross Internal Floor Area - 588 sq ft / 54.6 sq m
Council Tax Band A
Tenure - Freehold

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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