



Elm Street, Hollingwood, Chesterfield, Derbyshire S43 2HJ

 3  2  2  EPC TBC

£160,000

PINEWOOD



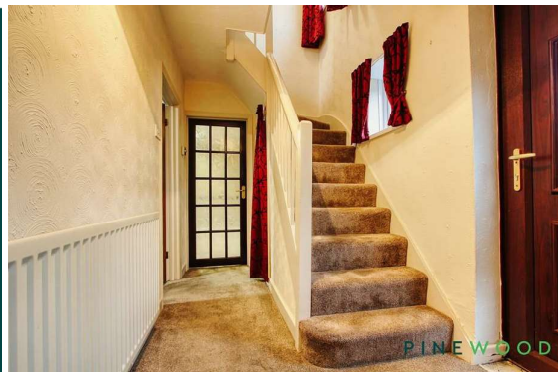
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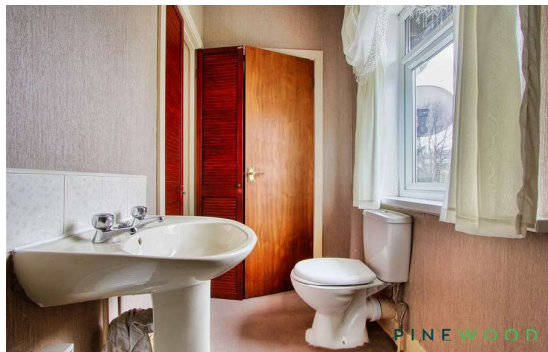


£160,000

**3 bedrooms
2 bathrooms
2 receptions**

- NO CHAIN - IDEAL FOR FIRST TIME BUYERS, INVESTORS OR THE GROWING FAMILY - MODERNISATION REQUIRED
 - DRIVEWAY PARKING FOR TWO CARS
- SECLUDED FAMILY SIZED SOUTH FACING REAR GARDEN WITH SHEDS
 - WALKING DISTANCE TO THE CHESTERFIELD CANAL
- CLOSE TO ALL THE VILLAGE AMENITIES - SHORT DRIVE INTO THE TOWNS OF CHESTERFIELD, DRONFIELD, ECKINGTON AND STAVELEY
 - THROUGH LOUNGE DINER WITH FEATURE FIREPLACE
- GROUND FLOOR SHOWER ROOM AND ENSUITE WC TO MASTER BEDROOM
- STYLISH KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - TWO DOUBLE BEDROOMS AND ONE SINGLE





SOUTH FACING GARDEN DRIVEWAY 2 CARS

RENOVATED THREE BED SEMI DETACHED... This neutrally decorated three bedroom semi detached property is located in the popular residential area of Brimington. Within easy access to various local amenities and commuter routes into Chesterfield Town Centre, Dronfield and Sheffield City Centre.

The ground floor of the property comprises an entrance hallway, lounge, kitchen/diner, utility room and under stairs storage space. To the first floor are three bedrooms including a principal bedroom with integrated storage space, a bathroom.

With an enclosed garden to the rear aspect. Viewings are essential.

Outside Front

Welcome to this charming family home, boasting a variety of features designed for comfort and convenience.

Entrance Hall

Welcoming uPVC front door leading into a central hallway with neutral décor and a central heating radiator. Access to under-stairs storage is also available. The entrance hall benefits from two uPVC windows, one at the ground level and another on the staircase landing, allowing plenty of natural light. The property is centrally heated throughout, ensuring comfort year-round.

Kitchen Diner

17'4" x 9'4" (5.30 x 2.85)

Modern and functional with charcoal-coloured cupboards and drawers, complemented by tiled splash backs and laminate flooring. Features include a gas hob with a Hotpoint extractor and ample worktop space. A composite door provides access to the rear garden.

Shower Room

6'2" x 4'6" (1.90 x 1.39)

Includes a white suite including a shower, low flush wc, suspended hand wash basin with chrome mixer tap, radiator and a frosted uPVC window.

Lounge Diner

21'3" x 10'11" (6.50 x 3.33)

Bright and spacious dual aspect lounge diner with a cosy fireplace, two central heating radiators, a uPVC bay window at the front, and uPVC patio doors leading to the garden, carpet and fireplace.

Master Bedroom

11'9" x 10'9" (3.60 x 3.30)

Fully carpeted with a central heating radiator, a uPVC window, carpet, additional built-in storage is available.

Ensuite

8'6" x 3'11" (2.60 x 1.20)

The en-suite comprises a low flush wc, pedestal hand wash basin with chrome taps, and frosted uPVC window.

Bedroom 2

13'9" x 8'2" (4.20 x 2.50)

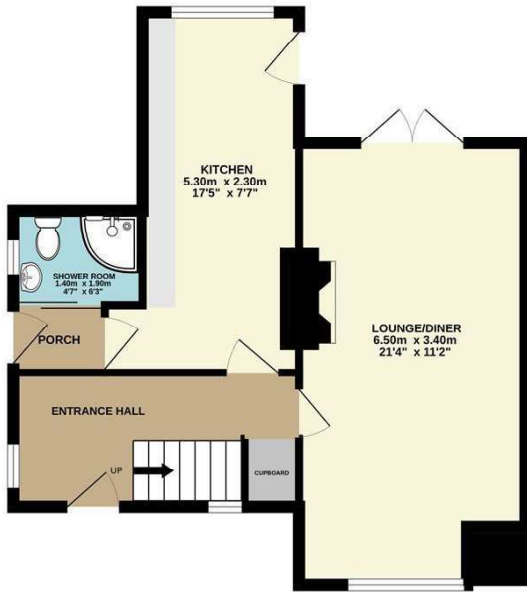
Generously sized, carpeted, with a built-in storage unit, central heating radiator, and a uPVC window overlooking the garden.

Bedroom 3

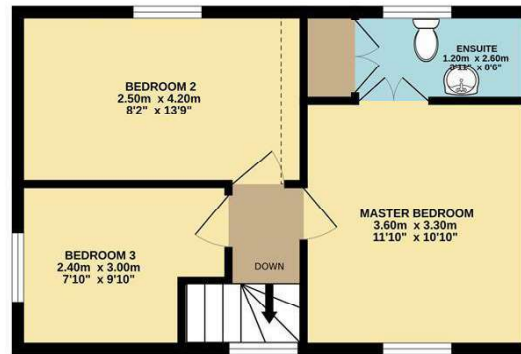
9'10" x 7'10" (3.00 x 2.40)

Features a built-in storage unit with shelving, a central heating radiator, and a uPVC window. Note the presence of a stair box, which adds character to the space.

GROUND FLOOR
45.0 sq.m. (484 sq.ft.) approx.



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



TOTAL FLOOR AREA : 82.3 sq.m. (886 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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Rear Garden

The rear south facing garden is an outdoor oasis, featuring a greenhouse, a shed for additional storage, and ample space for various activities.

Outside Rear

This home is perfectly suited for families seeking a well-appointed property with practical living spaces and thoughtful features. Don't miss the opportunity to view this fantastic home!

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.

General Information

- Gas Central Heating
- uPVC Double Glazing
- Current Energy Band - TBC
- Gross Internal Floor Area - 898.00 SQ FT / 83.4 SQ M
- Council Tax Band A
- Tenure - Freehold
- Loft - Insulated

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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