



Cornwall Drive, Brimington, Chesterfield, Derbyshire S43 1EE

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EPC

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£105,000

PINEWOOD



Cornwall Drive Brimington Chesterfield Derbyshire S43 1EE

£105,000

**3 bedrooms
1 bathrooms
1 receptions**

- FRONT LAWN - POTENTIAL DRIVEWAY PARKING FOR TWO CARS
 - IDEAL INVESTMENT ACHIEVING A POSS 7.4% GROSS YIELD
- TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE AND SINGLE BEDROOM
- POPULAR RESIDENTIAL ESTATE - CLOSE TO ALL THE VILLAGE AMENITIES
- SHORT WALK TO THE CHESTERFIELD CANAL - EASY ACCESS TO THE TOWNS OF ECKINGTON, CHESTERFIELD AND STAVELEY
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - SOUTH FACING REAR GARDEN WITH LAWN, PATIO AND STORE
 - MODERN KITCHEN DINER WITH PANTRY/STORE
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
 - LOUNGE DINER WITH FEATURE FIREPLACE



NON STANDARD CONSTRUCTION

SOLD WITH A SITTING TENNANT This charming three-bedroom semi-detached home is offered as an ideal choice for investors. Situated on a popular residential estate, the property enjoys close proximity to village amenities and is just a short walk from the scenic Chesterfield Canal. It also offers convenient access to the nearby towns of Eckington, Chesterfield, and Staveley.

The home boasts a modern kitchen diner with a handy pantry or storage area, a contemporary bathroom featuring a sleek white suite and a shower over the bath, and a spacious lounge complete with a characterful feature fireplace.

Two generously proportioned double bedrooms with built-in storage are complemented by a third single bedroom, providing versatile living options.

Externally, the property benefits from a south-facing rear extensive garden, perfect for enjoying sunny days, while the front lawn offers the potential for creating driveway parking for two vehicles. The house is equipped with gas central heating and uPVC double glazing throughout, and falls within Council Tax Band A.

Don't miss the opportunity to own this delightful home in a sought-after location.

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING!***

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hall with wooden laminate flooring, painted decor and stairs rising to the first floor landing with uPVC window and loft access.

LOUNGE DINER

14'4" x 11'1" (4.39 x 3.38)

The spacious lounge diner has painted decor, wooden laminate flooring, painted decor, radiator and uPVC window.

KITCHEN DINER

20'6" x 10'6" (6.27 x 3.21)

The modern kitchen diner has a good range of cream shaker style drawers, wall and base units with a complimentary laminated worktop incorporating sink with mixer tap, oven, hob and space for an American fridge freezer, space/plumbing for a washing machine, uPVC French doors leading to the rear garden, wooden laminated flooring, painted decor and radiator.

BEDROOM ONE

13'11" x 12'11" (4.25 x 3.96)

This is a double bedroom to the front aspect with carpet, radiator, painted decor and uPVC window.

BEDROOM TWO

12'2" x 8'8" (3.72 x 2.65)

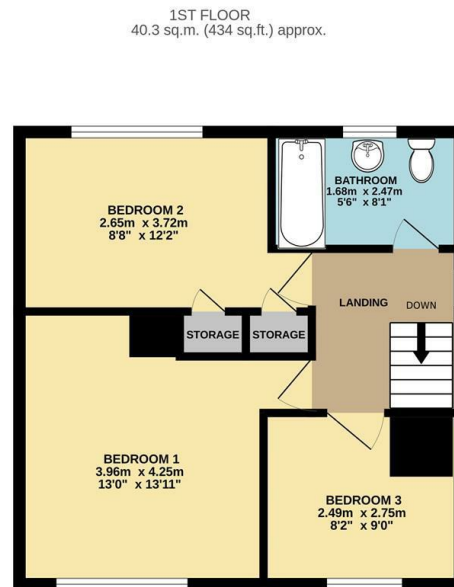
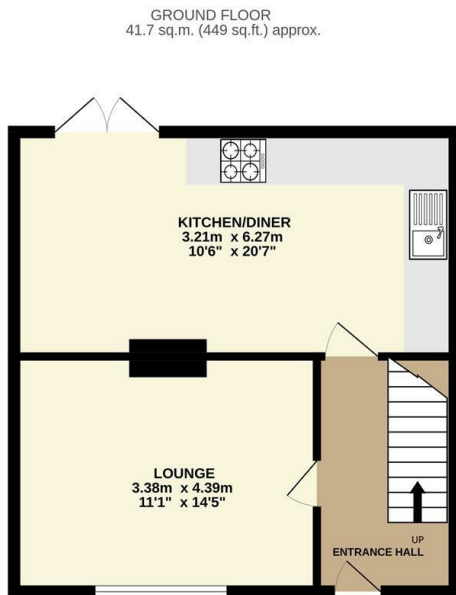
This is a double bedroom to the rear aspect with carpet, radiator, painted decor, two built in wardrobes/store and uPVC window.

BEDROOM THREE

9'0" x 8'2" (2.75 x 2.49)

This is a single bedroom to the front aspect with carpet, radiator, painted decor and uPVC window.

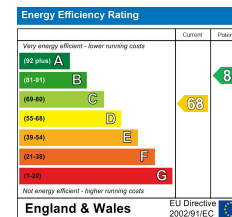




TOTAL FLOOR AREA : 82.0 sq.m. (883 sq.ft.) approx.

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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BATHROOM

8'1" x 5'6" (2.47 x 1.68)

The modern fully tiled bathroom comprises a white suite with low flush wc, pedestal hand basin and bath with shower over.

OUTSIDE

To the front is a garden which could potentially be converted to driveway parking for up to three cars, to the rear is an extensive enclosed garden with lawn and patio.

GENERAL INFORMATION

COUNCIL TAX BAND - A

TENURE - FREEHOLD

TOTAL FLOOR AREA - 883.00 sq ft / 82.0 sq m

EPC RATING - B

GAS CENTRAL HEATING (Combi Boiler)

UPVC DOUBLE GLAZING

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.

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.

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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