



Moorcroft House, Archdale Close, Chesterfield, Derbyshire S40 2GB

2 1 1 EPC C

£115,000

PINEWOOD



Moorcroft House

Archdale Close

Chesterfield

Derbyshire

S40 2GB



£115,000

2 bedrooms
1 bathrooms
1 receptions

■ IDEAL FOR THE INVESTOR OR FIRST TIME BUYER

■ SPACIOUS LOUNGE DINER

■ ALLOCATED PARKING SPACE FOR ONE CAR, PLENTY OF VISITOR SPACES

■ EDGE OF TOWN CENTRE - WALKING DISTANCE TO ALL THE NEARBY RETAIL PARKS

■ EASY ACCESS TO M1 MOTORWAY JUNCT 29 AND MAIN COMMUTER ROUTES

■ MODERN SEPERATE KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR

■ MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH

■ NEUTRAL DECOR AND CARPETS THROUGHOUT

■ TWO DOUBLE BEDROOMS - LOFT SPACE/USEFUL STORAGE

■ ELECTRIC HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B

****NO CHAIN**TOWN CENTRE LOCATION**IDEAL FOR COMMUTING TO M1 MOTORWAY**IDEAL FOR INVESTORS (POSS 7.5% GROSS YIELD) OR FIRST TIME BUYERS.**

Pinewood Properties are delighted to offer this TWO DOUBLE bed second floor apartment with 608.00 sq ft of space situated just off Derby Road. Close to all the local amenities, a short walk to town centre, nearby retail parks and close to the M1 Motorway junct 29 and main commuter routes.

The property has an entrance hall, the separate modern kitchen has tall fridge freezer, integrated hob, oven and extractor and washer dryer. There is a spacious lounge diner, modern bathroom with a white three piece suite with shower over bath, and two double bedrooms

With uPVC double glazing and electric heating. Allocated parking space is in the communal car park to the rear, plenty of visitor spaces.

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

ENTRANCE HALL

The apartment is entered from the communal hall into the entrance hall with neutral painted decor, airing cupboard/store, electric heater and carpet.

KITCHEN

10'2" x 5'11" (3.10 x 1.81)

the modern separate kitchen has a good range of cream drawers, wall and base units with a complimentary laminated worktop, sink with mixer tap, integrated appliances include an electric hob, oven and extractor fan, washing machine and tall fridge freezer (these may be available by negotiation) painted decor, inset spotlights and electric heater.

LOUNGE DINER

13'6" x 12'9" (4.13 x 3.90)

The spacious lounge diner has carpet, painted decor, electric heater, uPVC window and carpet.

BEDROOM ONE

13'4" x 11'0" (4.08 x 3.37)

This is a double bedroom with carpet, painted decor, electric heater and uPVC window.

BEDROOM TWO

13'4" x 8'8" (4.08 x 2.65)

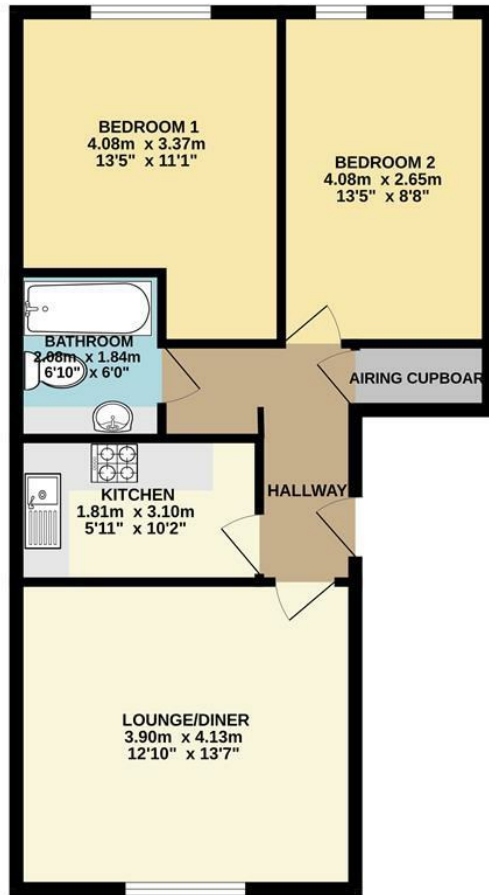
This is a double bedroom with carpet, painted decor, electric heater and two uPVC windows.

BATHROOM

6'9" x 6'0" (2.08 x 1.84)

The modern bathroom has a white three piece suite comprising of a panelled bath with chrome taps, glass screen and shower over, low flush w.c and a sink with chrome taps set into a vanity unit. With tiled flooring, painted decor, part tiled walls, inset spotlights, extractor and wall mounted electric heater.

GROUND FLOOR
56.4 sq.m. (607 sq.ft.) approx.



TOTAL FLOOR AREA: 56.4 sq.m. (607 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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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EXTERIOR

To the rear of the block of apartments is an allocated parking space for one car in the communal car park, plenty of visitor spaces.

GENERAL INFORMATION

Tenure: Leasehold
Fully uPVC Double Glazing
Electric Central Heating
Council Tax Band B
EPC Rating: B
Total Floor Area: 608.0 sq ft / 56.5 sq m
Loft

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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