



Askew Way, Chesterfield, Derbyshire S40 2FG

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EPC

C

£170,000

PINEWOOD





# Askew Way

## Chesterfield Derbyshire S40 2FG

### £170,000

**3 bedrooms**  
**1 bathrooms**  
**1 receptions**

- Very well Presented Three Bed Family Home - Ideal for the First Time Buyer, Couple or Investor
- Modern Kitchen with Integrated Oven, Hob, Extractor and Dishwasher - Space for Tall Fridge Freezer and Washer
- Fully Enclosed Landscaped East Facing Rear Garden with Shed, Patio and Lawn
  - Downstairs WC/Cloakroom
  - Modern Bathroom with White Suite and Shower over Bath
- Popular Residential Estate - Walking Distance to Town Centre and all the Nearby Retail Parks
  - Allocated Parking Space in the Communal Car Park
  - Gas Central Heating and uPVC Double Glazing - Council Tax Band B
- Easy Access to the M1 Motorway, Main Commuter Routes and The Peak District
  - Neutral Decor and Carpets, Blinds and Curtains Included in the Sale







NO CHAIN - IDEAL FOR THE FIRST TIME BUYER, COUPLE, SMALL FAMILY OR INVESTOR

**TOWN CENTRE LIVING\*\*ALLOCATED PARKING SPACE\*\*BLINDS AND CURTAINS INCLUDED\*\***This well presented THREE bedroom modern mid town house offers tastefully appointed and contemporary styled accommodation. Conveniently located on this popular residential development, easily accessible to all the leisure amenities offered on Alma Park and nearby retail parks and within walking distance of the Town Centre, Train Station, College and easy access to the M1 motorway Junct 29 and main commuter routes.

The accommodation comprises of an Entrance Hall, Cloaks/WC, Modern Fitted Kitchen with integrated oven, hob, extractor, dishwasher and a generous Lounge/Diner with uPVC French doors leading to the rear garden and built in storage cupboard.

Upstairs has three Bedrooms, two double and one single and modern bathroom with white suite and shower over bath. To the rear is an enclosed east facing landscaped and enclosed garden with lawn, patio and shed, with access to the rear allocated parking space in the communal car park. UPVC Double Glazing and Gas Central Heating (Combi Boiler)

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

Please call Pinewood Properties to arrange your viewing!

#### **ENTRANCE HALL/STAIRS AND LANDING**

The property is entered into the hallway through the composite door, giving access to the ground floor wc, stairs rise to the first floor and access to the kitchen and lounge diner. the landing has access to the loft and radiator.

#### **KITCHEN**

11'9" x 6'8" (3.59 x 2.05)

The separate modern kitchen has space for a bistro table, with tiled effect vinyl flooring, painted décor, uPVC window, radiator, a good selection of white drawers, wall and base units with a complementary laminated worktop incorporating a stainless sink with mixer tap, four ring gas hob, extractor and oven, integrated dishwasher, space/plumbing for a washing machine and space for a tall fridge freezer.

#### **LOUNGE DINER**

13'7" x 12'11" (4.16 x 3.94)

The lounge diner has neutral carpet, painted décor, radiator, uPVC French doors leading out to the rear garden and built in storage cupboard.

#### **GROUND FLOOR WC**

5'3" x 3'7" (1.61 x 1.10)

The part tiled ground floor wc has a white suite comprising a low flush wc and a corner hand basin with chrome mixer tap, radiator, painted décor, tiled effect vinyl flooring and uPVC window.

#### **BATHROOM**

7'1" x 5'5" (2.18 x 1.66)

The modern fully tiled bathroom comprises a low flush wc, bath with shower over, a pedestal hand basin with chrome mixer tap, extractor, radiator and tiled effect vinyl flooring.

#### **BEDROOM ONE**

13'7" x 8'10" (4.16 x 2.71)

This is a double bedroom to the front aspect with neutral carpet, painted décor, built in storage cupboard, radiator and uPVC window.

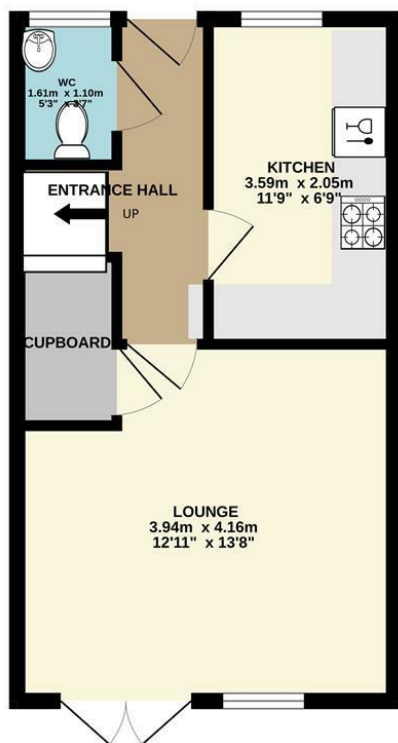
#### **BEDROOM TWO**

9'11" x 7'5" (3.04 x 2.27)

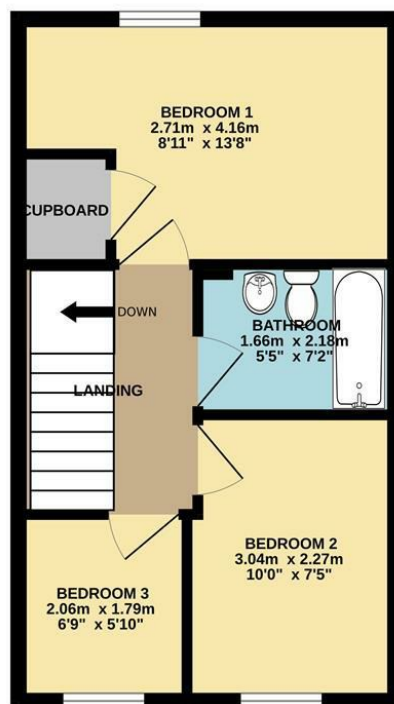
This is a double bedroom to the rear aspect with views over the garden with painted décor, neutral carpet, radiator and uPVC window.



GROUND FLOOR  
31.3 sq.m. (337 sq.ft.) approx.

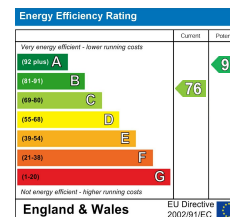


1ST FLOOR  
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA : 62.6 sq.m. (674 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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## BEDROOM THREE

6'9" x 5'10" (2.06 x 1.79)

This is a single bedroom with neutral carpet, painted décor, radiator and uPVC window, perfect for a nursery, gym or office.

## EXTERIOR

To the rear is an east facing fully enclosed landscaped rear garden with lawn, patio, shed and gated access to the allocated parking space in the communal car park.

## GENERAL INFORMATION

EPC: C Rated

Council Tax Band: A

UPVC Double Glazing

Total Floor Area: 674.00 sq ft / 67.6 sq m

Gas Central Heating - Combi Boiler

Loft

Tenure: Freehold

## 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 a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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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