



Chapman Lane, Grassmoor, Chesterfield, Derbyshire S42 5EN

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Auction Guide £55,000

PINEWOOD





# Chapman Lane Grassmoor Chesterfield Derbyshire S42 5EN



## Auction Guide £55,000

**2 bedrooms**  
**1 bathrooms**  
**1 receptions**

- NO CHAIN - IN NEED OF RENOVATION
- IDEAL FOR THE FIRST TIME BUYER OR INVESTOR
- TWO DOUBLE BEDROOMS - ONE WITH BUILT IN STORAGE CUPBOARD
- TWO RECEPTION ROOMS - ONE WITH BUILT IN STORAGE CUPBOARD
- SHOWER ROOM WITH WHITE SUITE AND WALK IN SHOWER CUBICLE
- LOCATED IN THE HEART OF THE VILLAGE OF GRASSMOOR - WITH ALL THE AMENITIES CLOSE BY
- SHORT WALK TO THE GRASSMOOR COUNTRY PARK AND THE AVENUE NATURE RESERVE
- EASY ACCESS TO THE M1 MOTORWAY AND MAIN COMMUTER ROUTES
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- ENCLOSED REAR GARDEN - SET BACK OFF THE ROAD VIA A SMALL FORCOURT

This property is for sale by Traditional Method of Auction powered by iamsold LTD - Starting Bid £55,000 + Reservation Fee

NO CHAIN – RENOVATION OPPORTUNITY – IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Nestled in the heart of Grassmoor, Chesterfield, this two-bedroom end-terrace home offers fantastic potential for those looking to modernise and add value and benefits from the picturesque surroundings and a strong sense of community. Grassmoor offers a range of local amenities, including shops, parks, and schools, all within easy reach. The area is well-connected to Chesterfield and has easy access to the M1 motorway, making it an excellent choice for commuters.

Boasting two reception rooms, one of which features additional storage and kitchen, upstairs sees two double bedrooms—one with built-in storage and a shower room which benefits from a white suite and a walk-in shower cubicle, while the property is further enhanced by gas central heating and UPVC double glazing.

Set back from the road via a small forecourt, the home also features an enclosed rear garden, perfect for outdoor enjoyment. On street parking is available to the front of the property.

Being just a short walk from Grassmoor Country Park and The Avenue Nature Reserve, this property enjoys a wonderful balance of village charm and modern convenience.

This charming end-terrace house presents a wonderful opportunity for anyone looking to embrace the warmth of a historic home while enjoying the conveniences of modern living. Whether you are a first-time buyer or seeking a rental property, this residence is sure to impress.

TRADITIONAL METHOD OF AUCTION

Auctioneers Comments:

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties' personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

KITCHEN

8'8" x 6'0" (2.66 x 1.84)

A well-proportioned kitchen featuring modern cream gloss wall and base units with matching gloss laminated flooring, offering a sleek and contemporary feel. Ample workspace is provided, along with a stainless steel sink with chrome taps and tiled surrounds for easy maintenance. There is space for a slot-in cooker and plumbing for a washing machine, ensuring practicality. A UPVC window allows natural light to brighten the space, while a UPVC door provides convenient access to the rear garden.

DINING ROOM - 2ND RECEPTION

14'9"x 11'2" (4.52x 3.42)

A versatile space with an open-plan layout leading to the kitchen, creating a seamless flow for modern living. Featuring a built-in under-stairs storage cupboard, a UPVC window that allows natural light to brighten the room, and a radiator for added warmth. Perfect for dining, entertaining, or as a multifunctional space to suit your needs.

LOUNGE

12'2" x 11'2" (3.72 x 3.42)

A bright and spacious living area, featuring a UPVC entrance door and a large UPVC window, allowing natural light to flood the space. A radiator provides warmth, making this the perfect spot to relax and unwind. Ready for you to make your mark, this room offers fantastic potential to create a stylish and comfortable living space.

BEDROOM ONE

12'4" x 11'4" (3.76 x 3.46)

A spacious double bedroom situated at the front of the property, featuring a UPVC window that fills the room with natural light. The space benefits from a radiator for warmth and loft access, offering additional storage potential. A fantastic blank canvas, ready for you to personalise.

BEDROOM TWO

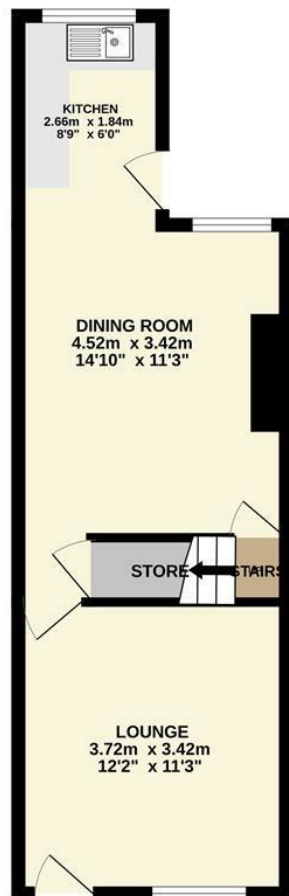
12'5" x 9'0" (3.81 x 2.75)

A well-proportioned double bedroom located at the rear of the property, offering a peaceful retreat. Featuring a UPVC window that provides plenty of natural light and a radiator for added comfort. [With a space for a wardrobe/storage area. An ideal space for a bedroom, home office, or guest room.



GROUND FLOOR  
33.3 sq.m. (359 sq.ft.) approx.

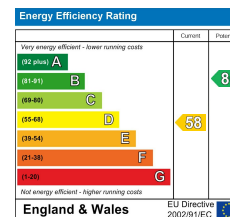
1ST FLOOR  
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA: 66.5 sq.m. (716 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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## SHOWER ROOM

8'2" x 6'4" (2.49 x 1.94)

A well-appointed shower room featuring a walk-in shower enclosure, a cistern WC, and a pedestal hand basin with chrome taps. A UPVC frosted window allows natural light while maintaining privacy. The space also benefits from a built-in storage cupboard housing the Baxi boiler, a radiator for warmth, and part-tiled walls for a clean and practical finish.

## EXTERNAL

To the front, a small courtyard sets the property back from the road, offering a welcoming entrance. To the rear, an enclosed garden provides a mix of patio and lawn, creating a versatile outdoor space ideal for relaxing, entertaining, or gardenin

## GENERAL INFORMATION

COUNCIL TAX BAND - A - NEDDC

TENURE - FREEHOLD

TOTAL FLOOR AREA - 716.00 SQ FT / 66.5 SQ M

EPC RATING - D

GAS CENTRAL HEATING - COMBI BOILER

UPVC DOUBLE GLAZING

## 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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# PINEWOOD



ESTAS  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER

