

# PINEWOOD



Mill Street, Clowne, Chesterfield, Derbyshire S43 4JN

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Offers In The Region Of £94,000



**OFFERED WITH NO UPWARD CHAIN...** This is a two bedroom end terraced situated close to a host of local amenities that include Tesco and Aldi.

The ground floor has two reception rooms and a U shaped fitted kitchen and has some useful storage under the stairs.

The first floor has two double bedrooms and access to a non private bathroom.

We think this property would suite a first time buyer, growing family or investor.

Call today to arrange your visit.

- TWO BEDROOMS
- UPVC
- TWO RECEPTION ROOMS
- TILED BATHROOM
- FREEHOLD
- END OF TERRACE
- GAS BOILER CONTRAL HEATING
- MODERN FITTED KITCHEN
- GARDEN AT THE REAR
- COUNCIL TAX BAND A

### Lounge

Having a uPVC window, central heating radiator, carpet flooring and electric fire with surround and a uPVC door to the front.

### Dining Room

With some storage under the stairs, a central heating 2 x central heating radiators, a uPVC window looking out to the rear, carpet flooring and solid wood door through to the kitchen.

### Kitchen

With high gloss white door and drawer fronts and a dark contrasting worktop with tiled splash back, a stainless steel sink with a swan neck mixer tap, a uPVC window looking over the rear garden, an integrated oven and four ring gas hob with extractor, the kitchen is fully tiled and there is a uPVC door to the rear.

### Bedroom One

Having uPVC window, central heating radiators and carpet flooring.

### Bedroom Two

To the rear aspect with a uPVC window, central heating radiator, carpet flooring and some storage over the stairs and access to the bathroom.

### Bathroom

Fully tiled bathroom with bathtub and an integrated mixer shower with shower screen, low flush WC, vanity style wash basin, uPVC window with opaque glass and the central heating radiator.

### Outside

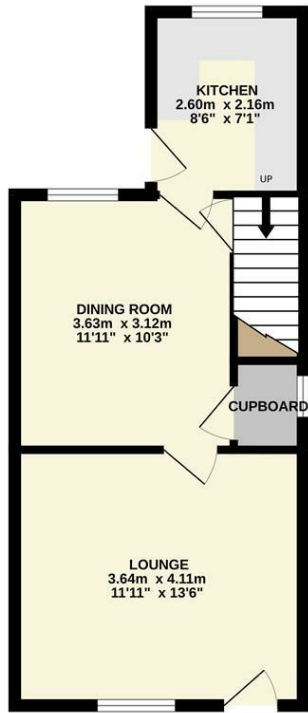
Having a rear yard that leads to a good size rear garden.

### DISCLAIMER

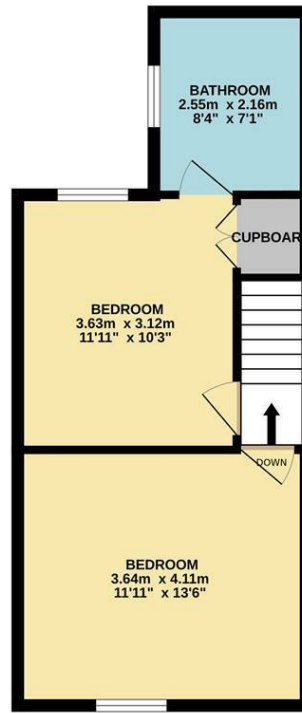
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GROUND FLOOR  
35.5 sq.m. (382 sq.ft.) approx.

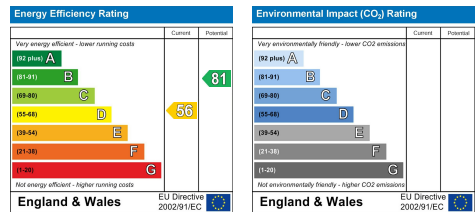


1ST FLOOR  
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA: 70.9 sq.m. (763 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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