



Plot 3, Pattison Street, Shuttlewood, Chesterfield, Derbyshire S44 6QZ

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Offers In The Region Of £249,950

PINEWOOD



**Plot 3
Pattison Street
Shuttlewood
Chesterfield
Derbyshire
S44 6QZ**



Offers In The Region Of

£249,950

**3 bedrooms
3 bathrooms
1 receptions**

- BEING SOLD WITH SITTING TENANT - £1000 PCM RENTAL INCOME
- HELP TO BUY AVAILABLE
- THREE STOREY
- MODERN FITTED KITCHEN
- FLOOR COVERINGS INCLUDED
- INTEGRATED NEFF APPLIANCES
- MASTER WITH EN-SUITE
- DRESSING ROOM
- FAMILY BATHROOM
- FREEHOLD

GOING UP IN THE WORLD... *IDEAL FOR INVESTORS, WITH SITTING TENANT IN SITU* - With this stunning, brand new, three bedroom semi-detached home situated over three floors.

As you arrive you will notice an attractive façade with this lovely three storey house that is set back from the road having the benefit of off street parking. Only upon internal inspection will the quality of the finish reveal itself.

The entrance hall has a nice and light feeling with solid floors for easy cleaning. there is a guest WC and some storage, the kitchen is modern and well stocked, on then to the spacious lounge with double doors that lead to the enclosed rear garden

The first floor has 2 doubled bedrooms and a family bathroom, The second floor has a spacious master bedroom, a walk in dressing room and a superb Ensuite.

Outside has off street parking and a low maintenance garden to the rear. The property also benefits from a Verisure alarm system. a Ring style doorbell, window sensors and a security camera.

The properties also have the benefit of backed by the government help to buy scheme

Entrance Hall

To the front aspect, flooring included, giving access to all rooms and the stairs

Kitchen

7'4" x 12'9" (2.24 x 3.90)

A beautiful kitchen finished with high gloss doors and drawer fronts, complete with NEFF appliances that include a hob, oven and extractor, including a sink with quarter bowl and drainer, integrated dishwasher, plenty of worksurface, plumbing for a washing machine and room for a free standing fridge freezer. There is also a large window that brings in the natural light and a central heating radiator.

Lounge

16'3" x 14'6" max (4.97 x 4.42 max)

A spacious lounge with a lovely fitted carpet, double doors that open to the rear garden, a central heating radiator and some storage under the stairs.

WC

A guest WC on the ground floor.

Master Bedroom

16'4" x 14'6" max (5.0 x 4.42 max)

A spacious bedroom on the 2nd floor, with plush carpet, a storage cupboard, central heating radiator and access to the dressing room.

Dressing Room

9'8" x 7'5" (2.97 x 2.27)

Home to a central heating boiler and having a Velux style window and fitted carpet.

Ensuite

6'10" x 6'7" (2.10 x 2.02)

With a shower cubicle, pedestal wash basin and low flush WC.

Bedroom Two

14'6" x 11'7" max (4.42 x 3.54 max)

A good size bedroom to the rear aspect with fitted carpet and central heating radiator.

Bedroom Three

14'6" x 10'10" max (4.42 x 3.32 max)

A good size bedroom with 2x windows, fitted carpet and central heating radiator.

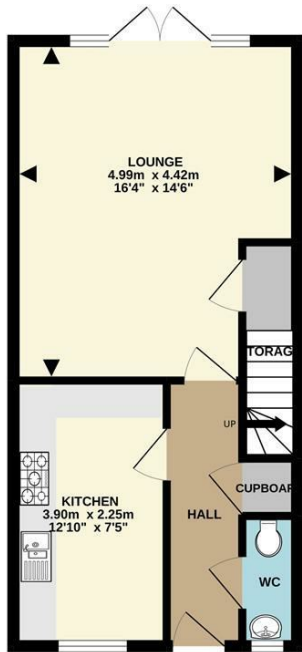
Family Bathroom

7'4" x 6'5" (2.25 x 1.96)

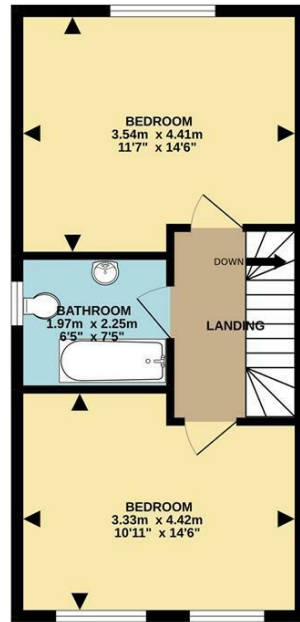
A modern bathroom that has tiled splash backs, a bath tub and a mixer shower with shower screen, pedestal wash basin and low flush WC.



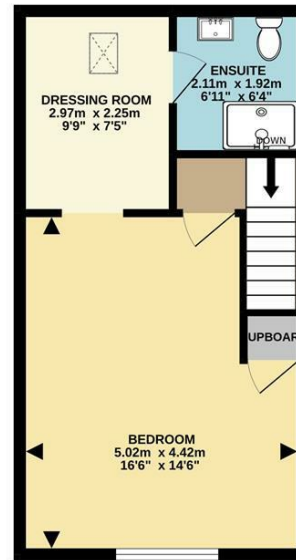
GROUND FLOOR
37.1 sq.m. (399 sq.ft.) approx.



1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



2ND FLOOR
33.3 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA : 107.5 sq.m. (1157 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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Outside

A new tarmac drive will be installed for off street parking, the rear has an enclosed garden with some patio stone and artificial grass for low maintenance.

OTHER INFORMATION

Property is backed by the Government Help to Buy Scheme

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.80% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(82 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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