

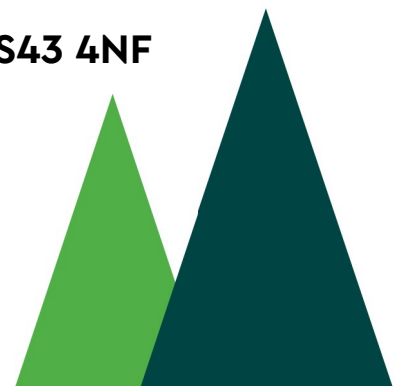
PINEWOOD



Markland Avenue, Clowne, Chesterfield, Derbyshire S43 4NF

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Offers In The Region Of £165,000



A GREAT OPPORTUNITY... to own this delightful three bedroom semi-detached in the popular residential area of Clowne offered with **NO CHAIN**. The house boasts a warm and inviting neutral decor throughout, making it the perfect blank canvas for you to add your personal touch.

As you step inside, you'll find a good sized lounge/dining room where you can relax and unwind after a long day. There is a rear facing kitchen overlooking the garden with a range of wall and base units and space for a freestanding cooker, fridge freezer and washing machine.

On the first floor are three bedrooms offering plenty of space for a growing family or for those who love to have a guest room or home office.

The property features a well-maintained bathroom with a three piece suite and shower over bath, ensuring your comfort and convenience.

Step outside to discover the enclosed rear garden, where you can enjoy al fresco dining, gardening, or simply basking in the sunshine. There is also a driveway for two cars.

Situated close to local amenities, you'll have everything you need right at your doorstep. From shops to schools and parks, this location offers the best of village living with modern conveniences.

**Don't miss out on the opportunity to make this house your home in the heart of Clowne.
TO ARRANGE A VIEWING, PLEASE CALL PINWOOD PROPERTIES ON 01246 810519**

- SEMI DETACHED PROPERTY
- NO CHAIN
- DRIVEWAY PARKING
- UPVC DOUBLE GLAZING
- COUNCIL TAX BAND A
- THREE BEDROOMS
- FREEHOLD
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION

HALLWAY

With uPVC front door, carpet and central heating radiator.

LOUNGE/DINING ROOM

23'2" x 13'3" (7.08 x 4.06)

Featuring a white fire surround with marble effect back and hearth, inset to which is a living flame effect electric fire. Also fitted are two central heating radiators, a useful understairs storage cupboard, a dado rail, coving to the ceiling, a uPVC double glazed window viewing to the front of the property and sliding uPVC patio doors giving access to the rear of the property.

KITCHEN

8'4" x 8'7" (2.55 x 2.62)

Fitted with a range of wall and base units in white and a sink with drainer with chrome mixer taps. Space for a free standing cooker, fridge freezer and washing machine, a uPVC double glazed window overlooking the rear of the property and a uPVC double glazed door opening to the side of the property and giving access to the garden.

BEDROOM ONE

9'1" x 12'7" (2.78 x 3.85)

Neutral decor and carpet. Fitted with a central heating radiator and a uPVC double glazed window viewing to the front of the property.

BEDROOM TWO

10'8" x 8'7" (3.27 x 2.63)

With neutral decor and carpet. Fitted with a central heating radiator and a uPVC double glazed window viewing to the rear of the property.

BEDROOM THREE

7'8" x 7'3" (2.34 x 2.23)

With neutral decor and carpet. Fitted with a central heating radiator and a uPVC double glazed window viewing to the front of the property.

BATHROOM

7'7" x 5'6" (2.30 x 1.67)

Fitted with a suite in white comprising of a panelled bath, a low flush toilet and a pedestal wash hand basin. Also fitted is a central heating radiator, tiling to splash back areas and a uPVC double glazed window with obscured glass.

OUTSIDE

To the front of the property is a driveway, a pebbled border and a lawned area.

To the rear of the property is fully enclosed South West facing garden with a pebbled area, a patio area and an area laid to lawn.

OTHER INFORMATION

Tenure: FREEHOLD

Council Tax Band-A

Gas Central Heating

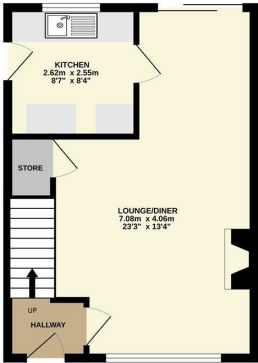
uPVC Double Glazing

DISCLAIMER

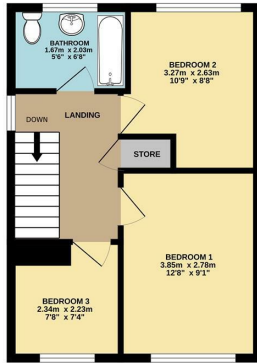
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



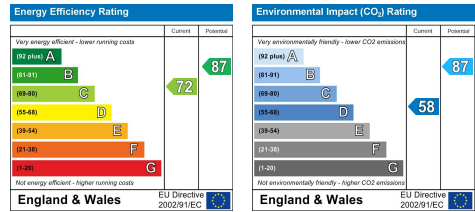
GROUND FLOOR
34.2 sq.m. (369 sq.ft.) approx.



1ST FLOOR
34.4 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA: 68.6 sq.m. (739 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, walls, rooms and any other details 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 for any prospective purchase. The actual contents and appearance when built will be based on the plans and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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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