

# PINEWOOD



**Creswell Road, Clowne, Chesterfield, Derbyshire S43 4LR**

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**Offers In The Region Of £125,000**



**BEAUTIFULLY PRESENTED...Two bedroom mid-terrace house located on Creswell Road in the village of Clowne, Chesterfield. The property has undergone a full renovation and has everything you need to just move in.**

**As you step inside, you are greeted by a cosy reception room, perfect for relaxing. The modern kitchen diner with integrated oven and hob and dishwasher, offers a stylish space to cook and entertain family and friends.**

**The property boasts two good sized bedrooms, ideal for a small family or as a guest room and home office. The well-presented bathroom with modern suite and shower over bath offers a tranquil space to unwind after a long day.**

**The location provides easy access to local amenities, schools and transport links, making it a perfect choice for those seeking a blend of comfort and convenience. There is on road parking to the front of the property and the bonus of off road parking to the rear.**

**Don't miss the opportunity to own this beautifully renovated home in the heart of Clowne.**

**TO ARRANGE A VIEWING PLEASE CALL PINEWOOD PROPERTIES ON 01246 810519.**

- TWO BEDROOM MID TERRACE
- REAR OFF ROAD PARKING FOR TWO CARS
- GAS CENTRAL HEATING - COMBI BOILER FITTED
- uPVC DOUBLE GLAZING
- GOOD TRANSPORT LINKS - CLOSE TO M1
- BEAUTIFULLY PRESENTED
- FRONT & REAR GARDEN
- MODERN KITCHEN & BATHROOM
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- FREEHOLD - COUNCIL TAX BAND A

### **LOUNGE**

11'11" x 11'2" (3.65 x 3.41)

Entering through the uPVC front door into a front facing lounge. Painted Decor with feature painted walls, carpet, central heating radiator and uPVC front facing double glazed window.

### **DINING KITCHEN**

16'3" x 11'11" (4.96 x 3.64)

A bright and spacious kitchen diner with white high gloss wall and base units and butchers block worktops. There is an integrated oven and electric hob along with an integrated dishwasher. Space is available for a freestanding fridge freezer and plumbing for a washing machine. The room offers a good sized area for a dining table. Offering painted decor with a feature painted wall, tiled flooring, central heating radiator and a rear facing uPVC double glazed window. A uPVC door provides access to the rear courtyard and garden.

### **STAIRS AND LANDING**

With neutral painted decor and carpet.

### **BEDROOM ONE**

11'11" x 11'3" (3.65 x 3.43)

A good sized double bedroom with painted decor and a feature painted wall, carpet, central heating radiator and front facing uPVC double glazed window. There is also a small built in store cupboard/wardrobe.

### **BEDROOM TWO**

13'3" x 7'3" (4.05m x 2.21m)

A good sized second bedroom with neutral painted decor, carpet, central heating radiator and a rear facing uPVC double glazed window.

### **BATHROOM**

9'10" x 4'3" (3.0 x 1.31)

A well presented bathroom with white suite. Offering a shower over paneled bath, low flush WC and sink with vanity unit. There is painted decor to two walls and tiling to a further two walls. Lino flooring, a heated towel rail and a rear facing uPVC double glazed widow with obscured glass.

### **OUTSIDE**

To the front of the property there is a small lawned garden with a path leading to the front door.

To the rear of the property is a courtyard with a path allowing access to a lower lawn and decking area. Beyond the lawned garden area there is a wooden gate giving access to the hard standing areas providing off road parking for up to two vehicles.

### **OTHER INFORMATION**

Tenure: FREEHOLD

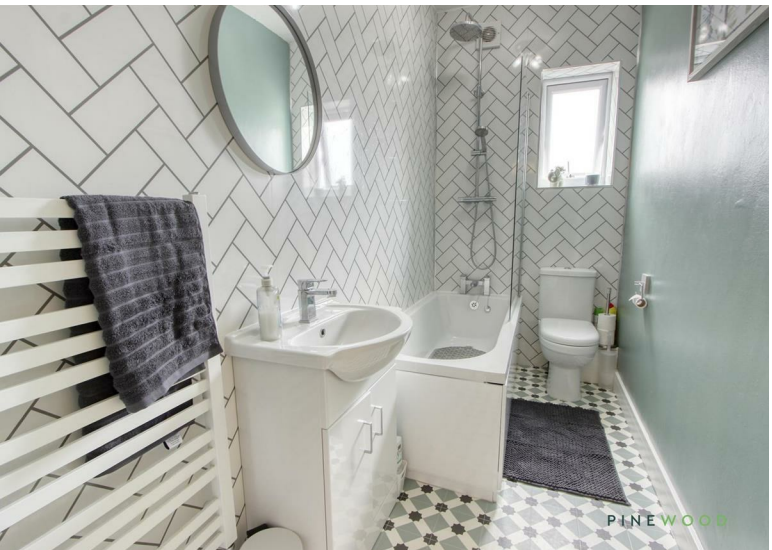
Council Tax Band- A

Gas Central Heating

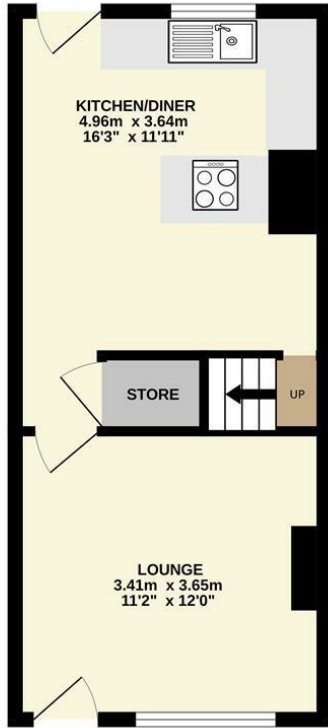
uPVC Double Glazing

### **DISCLAIMER**

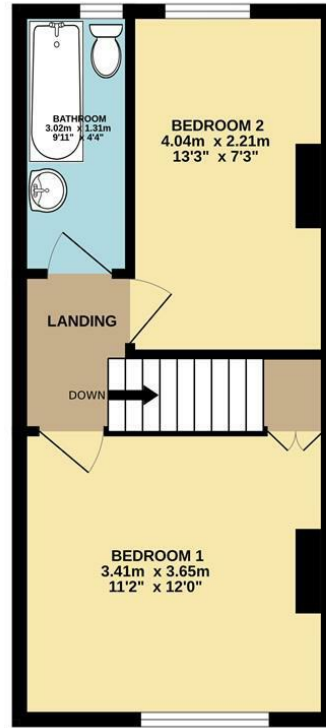
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GROUND FLOOR  
29.8 sq.m. (320 sq.ft.) approx.

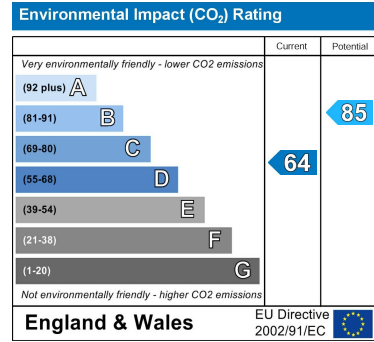
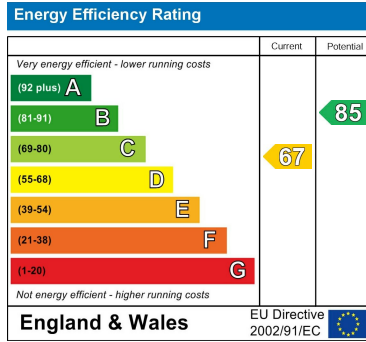


1ST FLOOR  
30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA: 59.8 sq.m. (644 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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DISCLAIMER

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