

# PINEWOOD



Heritage Drive, Clowne, Chesterfield, Derbyshire S43 4ST

 2  1  1  D

£160,000





**PERFECT FOR FIRST TIME BUYERS AND INVESTORS...** This delightful semi-detached house on Heritage Drive in Clowne is offered with **NO CHAIN**. Recently redecorated, this home offers a fresh and inviting atmosphere, ready for you to move straight in.

Entering through a composite front door into the kitchen with fitted wall and base units, an integrated gas hob, electric oven and extractor. There is space for a freestanding fridge freezer and plumbing for a washing machine. The kitchen also offers space for a small dining table.

The rear facing lounge provides a good space to relax or entertain with a uPVC door leading out to the rear garden. The stairs case located in the lounge leads up to the first floor.

The first floor accommodation provides two bedrooms and a family bathroom. Bedroom one is a rear facing double bedroom. Bedroom two is front facing and provides a small built in wardrobe and a separate store cupboard. The property features a modern bathroom with panelled bath with electric shower, pedestal sink and low flush W.C

Situated in a quiet cul-de-sac, the property offers a driveway for one vehicle. The rear garden is enclosed with fencing and a side gate. There is a small patio area and the rest of the garden is laid to lawn.

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

- TWO BEDROOM SEMI DETACHED PROPERTY
- IDEAL FOR FIRST TIME BUYERS & INVESTORS
- RECENTLY REDECORATED & CARPETS
- CLOSE TO LOCAL AMENITIES & M1 JUNCTION 30
- uPVC DOUBLE GLAZING
- NO CHAIN
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR ONE CAR
- COUNCIL TAX BAND A
- GAS CENTRAL HEATING

### Kitchen

11'11" x 8'7" (3.64 x 2.62)

Through composite front door into kitchen with painted wall and base units and contrasting worktop with sink, drainer and mixer tap. There is a gas hob, electric oven and extractor. Space is provided for a free standing fridge freezer and plumbing for a washing machine. Painted decor, grey wood effect lino flooring, central heating and front facing uPVC double glazed window. The kitchen also houses the combi boiler.

### Lounge

11'11" x 15'1" (3.64 x 4.61)

A rear facing room with neutral painted decor, carpet, central heating radiator and uPVC double glazed window overlooking the rear garden. There is a uPVC door which gives access out to the rear garden and a staircase giving access to the first floor.

### Stairs and landing

With neutral painted decor and carpet.

### Bedroom One

8'8" opening to 12'0" x 9'10" (2.66 opening to 3.67 x 3.00)

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

### Bedroom Two

6'7" x 11'1" (2.02 x 3.39)

A front facing bedroom with neutral painted decor, carpet, central heating radiator and uPVC double glazed window. There is a small built in wardrobe and a small built in store cupboard.

### Bathroom

5'1" x 7'8" (1.57 x 2.35)

With white suite offering a panelled bath with electric shower

over, pedestal sink and low flush W.C. Tiling to two walls, grey wood effect lino flooring, central heating radiator and front facing uPVC double glazed window with obscured glass.

### Outside

To the front of the property is small lawned area, path leading to the front door and driveway to the side of the property with space for one vehicle.

To the rear is an enclosed garden with fencing and a side gate. There is a small patio area and the rest is laid to lawn. The garden also benefits from a wooden shed.

### General Information

Tenure: FREEHOLD

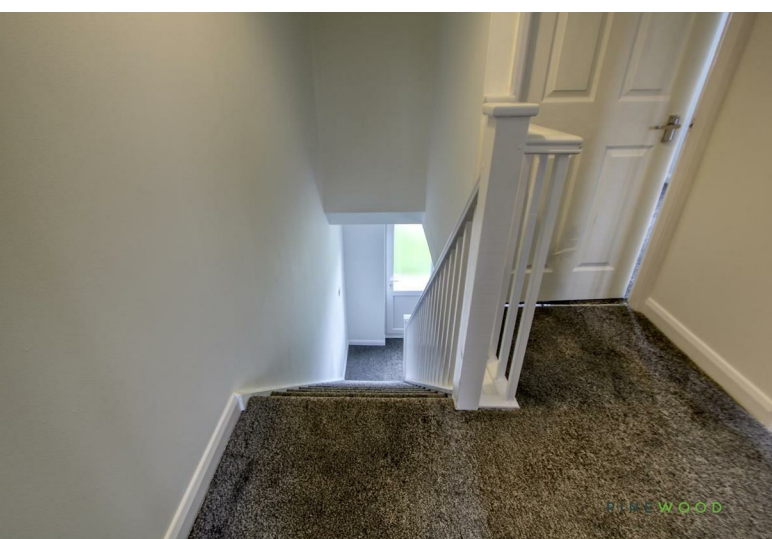
Council Tax Band-A

Gas Central Heating

uPVC Double Glazing

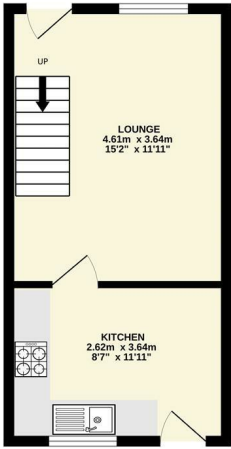
### Disclaimer

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.

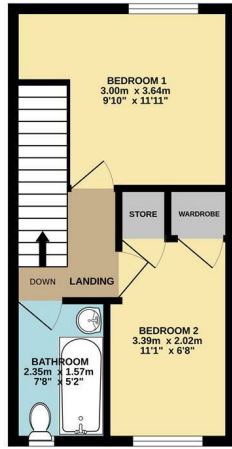




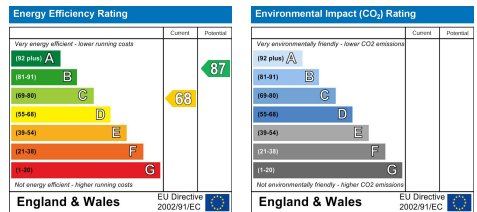
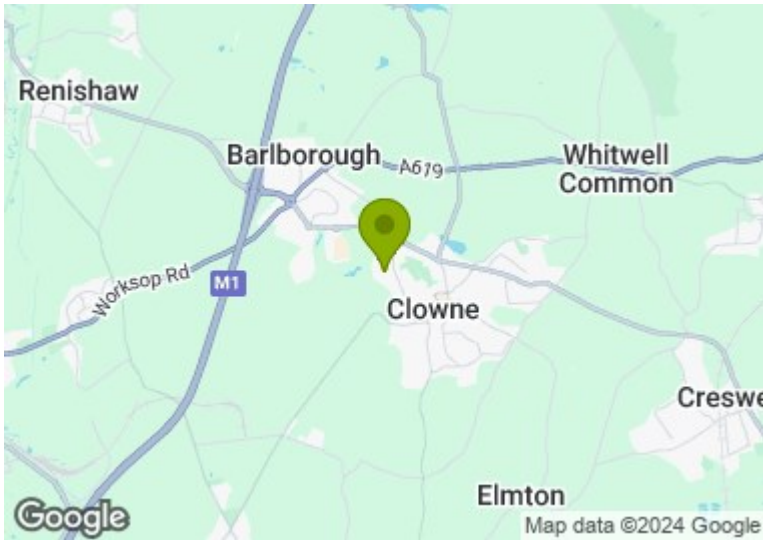
GROUND FLOOR  
26.3 sq.m. (283 sq.ft.) approx.



1ST FLOOR  
26.3 sq.m. (283 sq.ft.) approx.



TOTAL FLOOR AREA: 52.6 sq.m. (567 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, houses, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Memphis 02/24



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

PINEWOOD

