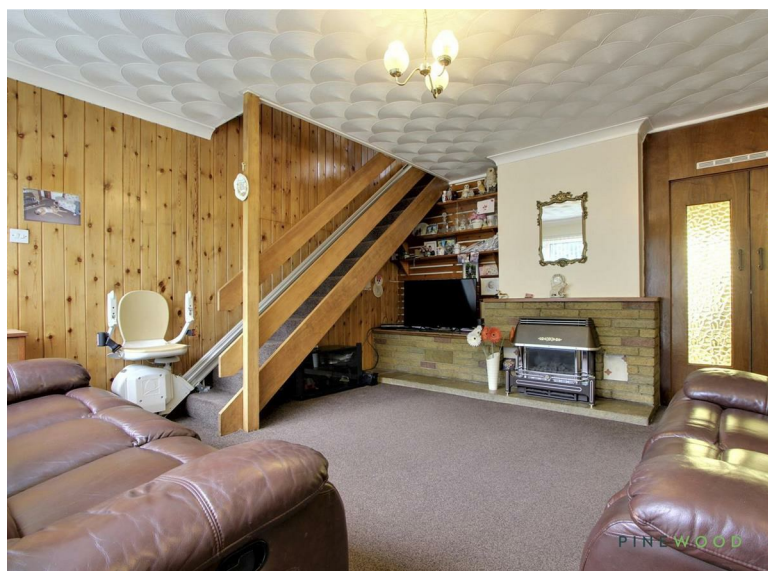


# PINEWOOD



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

 3  1  1  EPC D

**Offers In The Region Of £120,000**



**GREAT POTENTIAL...** This charming **THREE** bedroom mid terrace property is perfect for first-time buyers and investors alike.

Offered with **NO CHAIN** and situated in a convenient location, this property offers great potential for those looking to make it their own. While it may require some modernisation, this presents an exciting opportunity to create a space that truly reflects your style and preferences.

Entering through the uPVC front door, you are greeted by a convenient porch area leading through into a bright front facing lounge. Benefiting from a floor to ceiling window, which over looks the front garden, this room is ready to be made a cosy family living space. To the rear of the property is a kitchen diner with sliding patio doors leading out to the rear of the property. The kitchen benefits from an integrated oven, gas hob and extractor with space for an under counter fridge, freezer and washing machine.

To the first floor, there are three bedrooms, two good sized double bedrooms and one single as well as a family bathroom. The bathroom is in need of some modernisation, however currently benefits from a bath, pedestal sink and WC.

Outside the property provides off-road parking to the rear and a courtyard area which could be used for outdoor seating.

Whether you're looking to take your first step onto the property ladder or seeking an investment opportunity, this house on Creswell Road is definitely worth considering.

Don't miss out on the chance to transform this property, to arrange a viewing ,please call **PINEWOOD PROPERTIES**.

- **THREE BEDROOM MID TERRACE**
- **IN NEED OF SOME MODERNISATION**
- **OFF ROAD PARKING**
- **uPVC DOUBLE GLAZING**
- **IDEAL FOR FIRST TIME BUYERS/INVESTORS**
- **TWO DOUBLE BEDROOMS**
- **COUTRYSIDE VIEWS FROM THE REAR**
- **GAS CENTRAL HEATING**
- **CLOSE TO LOCAL AMENITIES AND JUNC 30 M1**
- **FREEHOLD PROPERTY, COUNCIL TAX BAND - A**

### **ENTRANCE PORCH**

Entering the property through a uPVC front door into a useful porch area with a store cupboard, which houses the boiler.

### **LOUNGE**

15'1" x 14'6" (4.60 x 4.42)

A bright front facing lounge with floor to ceiling uPVC double glazed window which overlooks the front of the property. With a feature fire place, painted decor and a feature wood panelled wall leading up the internal staircase. Carpet, central heating radiator and internal wooden doors with glass panelling leading through into the kitchen.

### **KITCHEN DINER**

9'10" x 14'7" (3.01 x 4.45)

A rear facing kitchen with space for a dining table overlooking the rear garden. Comprising of a fitted kitchen with wooden wall and base units and contrasting laminate worktop with tiling to the walls. An integrated oven, gas hob and extractor with space for a free standing under counter fridge, freezer and washing machine. Tiled flooring and sliding uPVC patio doors leading out to the rear of the property.

### **BEDROOM ONE**

14'4" x 8'5" (4.39 x 2.58)

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

### **BEDROOM TWO**

10'8" x 8'5" (3.26 x 2.58)

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

### **BEDROOM THREE**

7'5" x 5'10" (2.27 x 1.80)

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

### **BATHROOM**

5'11" x 5'10" (1.81 x 1.80)

In need of some modernisation, however currently comprising of a panelled bath, pedestal sink and WC. With painted decor and half tiled walls, lino flooring and a uPVC double glazed window with frosted glass.

### **OUTSIDE**

To the front of the property is an area laid to lawn with a path leading up to the front door.

To the rear of the property is a concrete and paved area, which has the option for off road parking.

### **GENERAL INFORMATION**

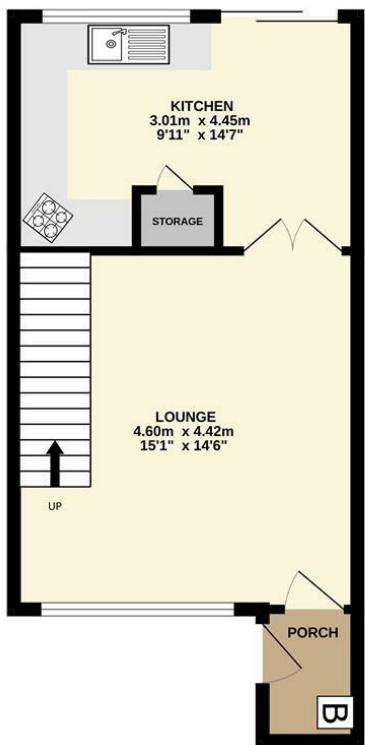
Tenure: Freehold  
uPVC Double Glazing  
Gas Central Heating  
Council Tax Band-A  
EPC Rating-D

### **DISCLAIMER**

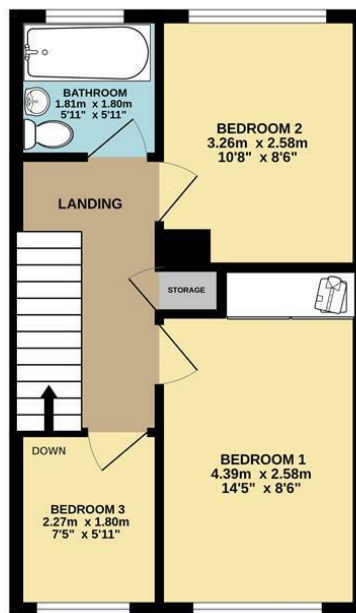
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the



GROUND FLOOR  
35.7 sq.m. (384 sq.ft.) approx.

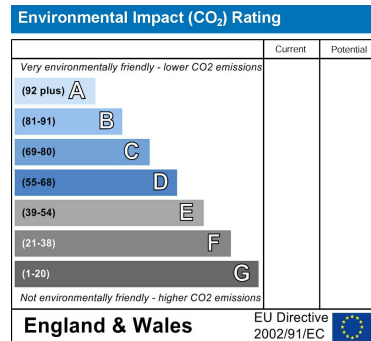
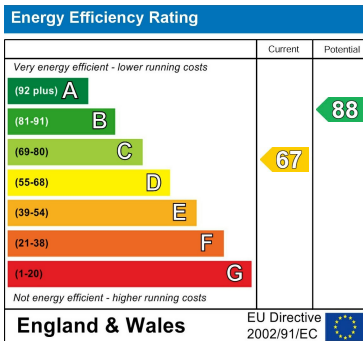


1ST FLOOR  
33.4 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA : 69.1 sq.m. (743 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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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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