

PINEWOOD



Gray Street, Clowne, Chesterfield, Derbyshire S43 4RT

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Offers In The Region Of £115,000



Welcome to this charming terraced house located on Gray Street in the heart of Clowne, Chesterfield. This property offers a wonderful opportunity for those looking to create their ideal home. With two spacious reception rooms, there is ample space for both relaxation and entertaining guests. The layout provides a versatile living area that can be tailored to suit your lifestyle.

The house features two comfortable bedrooms, perfect for a small family or as a guest room. The Wet Room, while functional, presents an opportunity for modernisation, allowing you to add your personal touch and style.

Although the property requires some updating, it is brimming with potential and offers a blank canvas for those with a vision. The location is convenient, with local amenities and transport links within easy reach, making it an ideal choice for first-time buyers or investors looking to add to their portfolio.

This terraced house on Gray Street is not just a property; it is a chance to create a home that reflects your taste and preferences. With a little imagination and effort, this could be the perfect place to settle down. Don't miss out on this opportunity to transform a house into your dream home.

- Two Bedroom Terrace
- Kitchen & Lean-To Porch at Rear
- In need of updating
- Gas Central Heating
- No Upward Chain
- Two Reception Rooms
- Wet Room En-suite
- UPVC
- Large Rear Garden
- Freehold - Council Tax Band A

Entrance Hall

Welcoming entrance hall featuring a composite-style front door, neutral décor, a central heating radiator, and a sliding door leading to the front lounge.

Reception 1

9'2" x 11'1" (2.80 x 3.40)

A bright and inviting space with a UPVC window to the front aspect, neutral papered décor, fitted carpet, and a live inset gas fireplace with a retro surround.

Reception 2

12'10" x 13'1" (3.92 x 4.0)

Situated to the rear aspect, this versatile room includes a wall-mounted live inset gas fire, fitted carpet, and access to the cellar. A sliding door provides seamless entry into the kitchen.

Kitchen

6'3" x 8'9" (1.93 x 2.69)

Overlooking the rear garden, the kitchen is equipped with a stainless steel sink and drainer, base and wall units, original sliding doors, generous worktop space, and room for a 50/50-style fridge freezer. A central heating radiator and laminate flooring complete the space.

Lean-To Porch

6'4" x 6'8" (1.94 x 2.04)

A practical addition with a heat-shielded style roof and a UPVC door leading out to the rear garden.

Garden

A spacious outdoor space featuring a concrete pathway leading to a lawn, bordered by planting areas. The garden benefits from

two brick-built outbuildings and a fenced rear boundary, offering privacy with no overlooking properties.

Cellar

6'5" x 11'2" (1.97 x 3.42)

Accessed via the second reception room, providing additional storage space beneath the front lounge.

Front Bedroom

12'11" x 11'3" (3.94 x 3.43)

A spacious double bedroom with a UPVC window to the front aspect, central heating radiator, fitted carpet, and built-in storage over the stairs.

Rear Bedroom

12'11" x 13'1" (3.94 x 4.0)

Bright and well-proportioned, this bedroom includes a UPVC tilt-and-turn window, central heating radiator, fitted carpet, and direct access to the en-suite shower room.

Wet Room

6'3" x 9'0" (1.91 x 2.75)

A functional and modern wet room with a walk-in shower area, electric shower unit, pedestal wash basin, low-flush WC, UPVC opaque-glass window, and central heating radiator.

Disclaimer

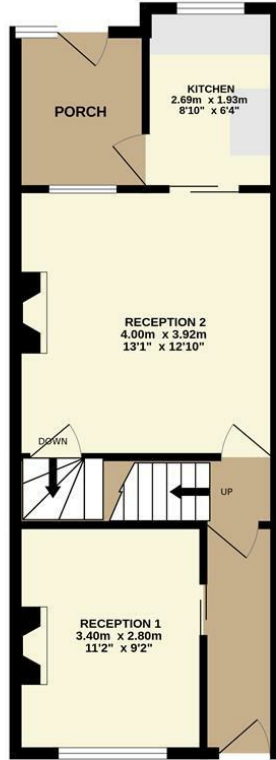
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BASEMENT
8.7 sq.m. (94 sq.ft.) approx.



GROUND FLOOR
41.5 sq.m. (447 sq.ft.) approx.

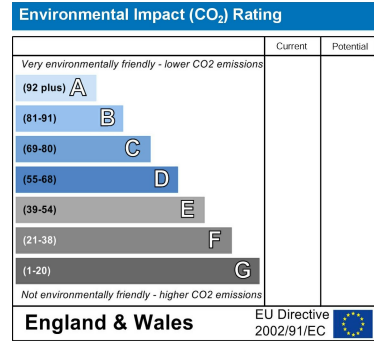
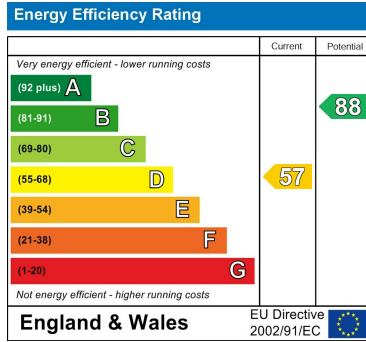


1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 87.2 sq.m. (938 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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