

Markland Avenue, Clowne, Chesterfield, S43 4NF

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£110,000

PINEWOOD



Markland Avenue Clowne Chesterfield S43 4NF



£110,000

**2 bedrooms
1 bathrooms
1 receptions**

- TWO BEDROOM FIRST FLOOR APARTMENT
 - PARKING FOR TWO VEHICLES
 - PRIVATE GARDEN AREA
 - POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL AMENITIES & ACCESS TO M1 JUNCTION 30
 - MODERN KITCHEN
- MODERN BATHROOM WITH SHOWER
- OPEN PLAN LOUNGE INTO KITCHEN
 - COUNCIL TAX BAND A
- GREAT FOR SMALL FAMILIES



CHARMING FLAT, WELL SIZED AND READY TO MOVE IN....

Nestled in the tranquil area of Markland Avenue, Clowne, Chesterfield, this delightful first floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 628 square feet, the property features a well-appointed reception room that invites relaxation and social gatherings. With two spacious bedrooms, this flat is ideal for small families, couples, or individuals seeking extra space.

The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is the charming garden, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air. Additionally, the flat boasts parking for two vehicles, a rare find that adds to the convenience of living in this lovely home.

Located in a friendly neighbourhood, you will find local amenities, parks, and transport links within easy reach, making daily life a breeze. This flat is not just a place to live; it is a place to create lasting memories.

Don't miss this chance to make this charming flat your home!

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****Call Pinewood Properties for more information and to book a viewing****

ENTRANCE HALL & STAIRS

Entering the property through a uPVC front door into an entrance hallway with staircase to the first floor accommodation and a uPVC door leading out to the rear garden. With painted decor and laminate flooring.

LOUNGE

14'6" x 11'3" (4.43 x 3.43)

An open plan lounge into kitchen with painted decor and one feature papered wall, laminate flooring, a central heating radiator and a front facing uPVC double glazed window.

KITCHEN

14'5" x 8'1" (4.40 x 2.47)

A modern open kitchen with small dining area benefiting from cream wall and base units with butchers block style worktop. With a 1.5 sink and drainer with chrome mixer tap, an integrated electric oven and a 5 ring gas hob. Space for a freestanding fridge freezer and plumbing for a washing machine. With painted decor, laminate flooring and two uPVC double glazed windows.

BEDROOM ONE

14'2" x 9'6" (4.34 x 2.90)

A generous double bedroom with built in store cupboard which houses the boiler. With painted decor, carpet a central heating radiator and a rear facing uPVC double glazed window.

BEDROOM TWO

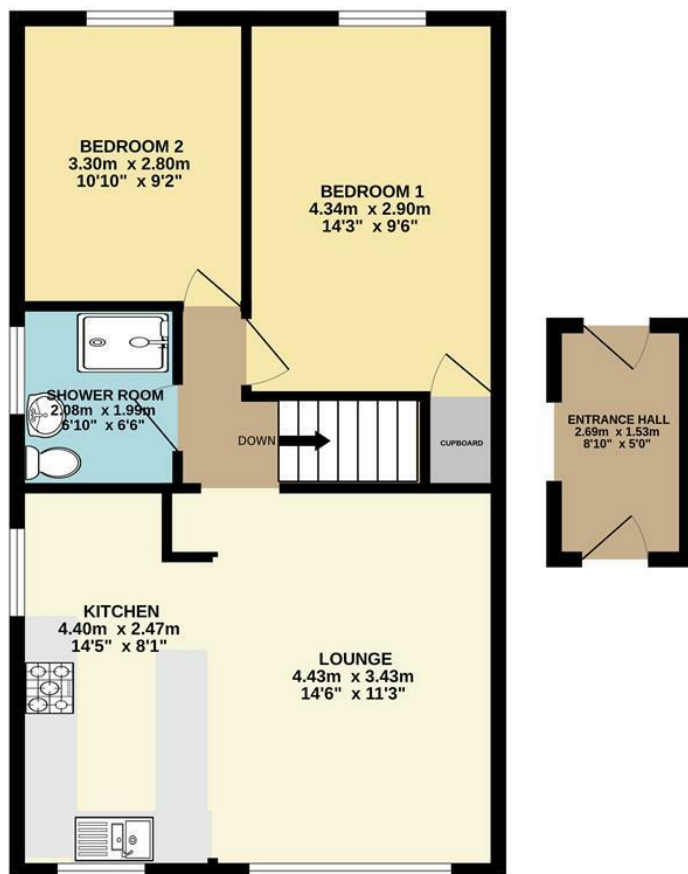
10'9" x 9'2" (3.30 x 2.80)

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



GROUND FLOOR
4.1 sq.m. (44 sq.ft.) approx.

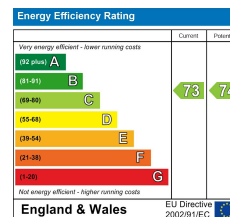
1ST FLOOR
54.2 sq.m. (583 sq.ft.) approx.



TOTAL FLOOR AREA: 58.3 sq.m. (628 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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BATHROOM

6'9" x 6'6" (2.08 x 1.99)

A modern shower room comprising of a shower cubicle and chrome mixer shower and a sink and low flush WC set into a high gloss vanity unit. With painted decor and acrylic panels to shower and vanity area, tiled flooring, a central heating radiator and a uPVC double glazed window with frosted glass.

OUTSIDE

To the front of the property is a driveway for two cars.

To the rear is an enclosed garden with patio and lawn. This can be accessed via side gate from the driveway and also via the entrance hallway.

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.

RESERVATION AGREEMENT MAYBE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc. The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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