



Creswell Road, Clowne, Chesterfield, Derbyshire S43 4PN

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Offers In The Region Of
£105,000

P I N E W O O D



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



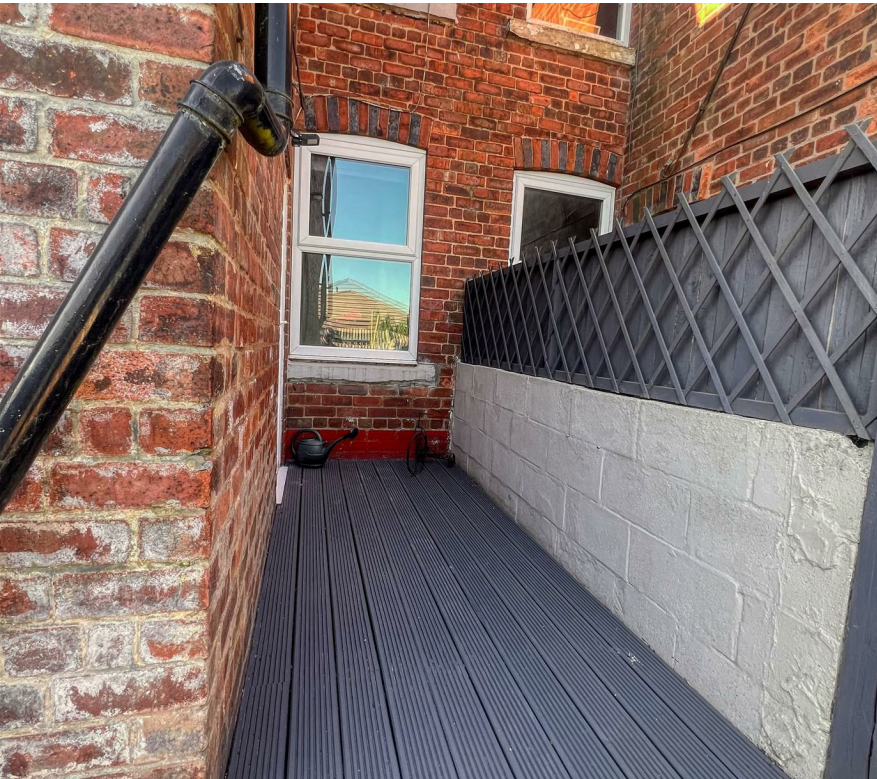
Offers In The Region

050405000

**2 bedrooms
1 bathroom
2 receptions**

- GREAT LOCATION
- LOUNGE & DINING ROOM
- MODERN BATHROOM WITH BATH AND SEPARATE SHOWER
- MODERN KITCHEN
- CLOSE TO GOOD LOCAL AMENITIES
- NEUTRAL DECOR & CARPETS THROUGHOUT
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO MOTORWAY NETWORK AND M1 JCT 29A/30





Nestled on Creswell Road in the charming village of Clowne, Chesterfield, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

Spanning an impressive 768 square feet, this home features two well-proportioned reception rooms, ideal for both relaxation and entertaining. The layout allows for a seamless flow between spaces, making it perfect for family gatherings or quiet evenings in. The two bedrooms provide ample space for rest and rejuvenation, catering to a variety of living arrangements, whether for a small family, a couple, or even as a rental investment.

The bathroom is conveniently located, ensuring practicality for daily routines. The property's location in Clowne offers a peaceful setting while still being within easy reach of local amenities, schools, and transport links, making it an excellent choice for those seeking a balance of tranquillity and convenience.

This charming home is a wonderful opportunity for anyone looking to settle in a friendly community in Derbyshire. With its historical charm and modern comforts, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

ACCOMMODATION

Entrance is gained through the front upvc double glazed door into the;

LOUNGE

12'1" x 12'1" (3.70m x 3.70m)

Featuring a black fire surround with cast iron fire place and having a tiled hearth and back. Also fitted is a central heating radiator, oak effect laminate flooring, a telephone point, a upvc double glazed window viewing to the front of the property and a door leading to the;

INNER HALLWAY

Having the continuation of the oak effect laminate flooring, the stairs giving access to the first floor accommodation and a door opening to the;

DINING ROOM

12'9" x 11'11" (3.90m x 3.65m)

Having a central heating radiator, a door to an under stairs storage cupboard, a upvc double glazed window viewing to the rear of the property and a glazed door leading to the;

KITCHEN

8'11" x 6'11" (2.74m x 2.13m)

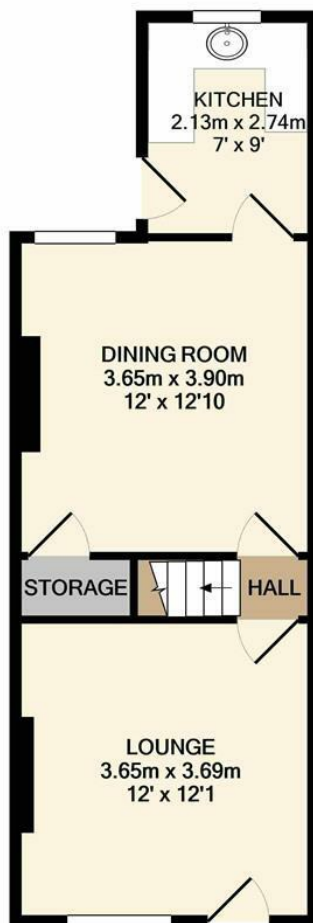
Fitted with a range of units in a high gloss grey above and below areas of easy clean roll top work surfaces inset to which is an oval stainless steel sink with chrome mixer tap. There is a gas cooker with a stainless steel chimney style extractor hood above, plumbing for an automatic washing machine, tiling to splash back areas, the Vokera combination boiler, spot lights to the ceiling, a upvc double glazed window viewing to the rear of the property and the upvc double glazed door opening to the same.

Returning to the Dining Room and taking the stairs to the first floor landing having doors leading to;

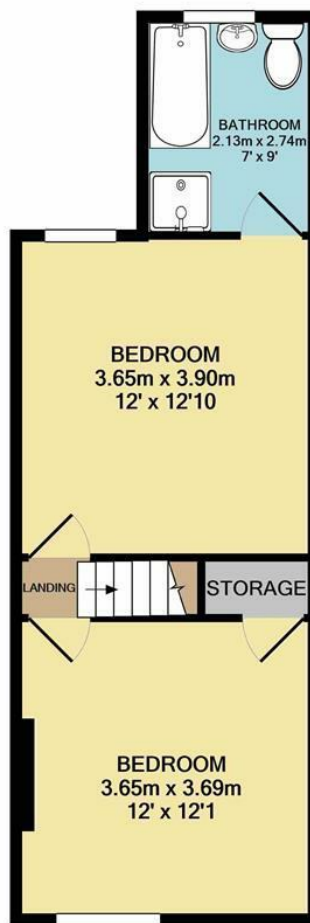
BEDROOM ONE

12'2" x 11'11" (3.72m x 3.65m)

Having a central heating radiator, a cast iron fire place, oak effect laminate flooring, panelling to the walls, a built-in storage cupboard and a upvc double glazed window viewing to the front of the property.



GROUND FLOOR
APPROX. FLOOR
AREA 35.5 SQ.M.
(382 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(386 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.3 SQ.M. (768 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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BEDROOM TWO

12'9" x 11'10" (3.90m x 3.61m)

Having a central heating radiator, a cast iron fire place, oak effect laminate flooring, a television aerial point and a upvc double glazed window viewing to the rear of the property. From here is a door leading to the;

BATHROOM

8'11" x 6'11" (2.74m x 2.13m)

Fitted with a suite in white comprising of a panelled bath with mixer tap, a pedestal wash hand basin with mixer tap, a low flush toilet and a shower enclosure with thermostatic mixer valve shower. Also fitted is a central heating radiator, a tiled ceramic floor, tiling to splash back areas, panelling to the walls, spot lights to the ceiling, an extractor fan to the wall and a upvc double glazed window viewing to the rear of the property.

OUTSIDE

To the front of the property is a dwarf wall with small easily maintained pebbled garden and paved path to the front door.

To the rear of the property is a fully enclosed pebbled garden with borders.

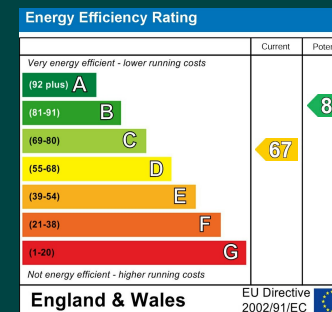
OTHER INFORMATION

The Tenure of this property is Freehold.

The Council Tax Band is a 'A'

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.



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Clay Cross, S45 9JE
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PINEWOOD

