



Neale Street, Clowne, Chesterfield, Derbyshire S43 4SD

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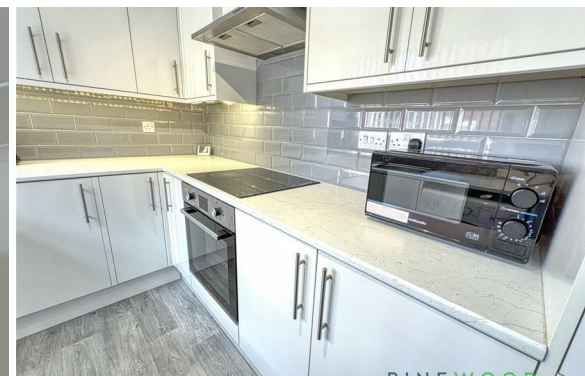
Offers In The Region Of  
£145,000

PINEWOOD





**Neale Street  
Clowne  
Chesterfield  
Derbyshire  
S43 4SD**



**Offers In The Region**

05045 000

**3 bedrooms  
1 bathroom  
1 reception**

- Investment Opportunity - 3 Bedroom HMO
  - Offered With No Upward Chain
  - Generous Lounge/Dining Room
    - Modern Communal Kitchen
    - Contemporary Bathroom
  - Low-Maintenance Rear Yard
  - Secure and Well-Maintained
    - Convenient Location
      - Freehold
    - Council Tax Band: A





## Investment Opportunity – Ideal 3-Bedroom HMO in a Convenient Location

This well-maintained and deceptively spacious property offers an excellent opportunity for investors, currently set up as a three-bedroom HMO (House in Multiple Occupation). With three generously sized bedrooms—two on the upper floor and one on the ground floor—each equipped with lockable fire doors, fitted carpets, and central heating radiators, this property is ready for immediate occupancy or rental.

Communal areas include a large lounge/dining room with under-stairs storage and a decorative fireplace, as well as a modern, fully equipped kitchen with gloss units and integrated appliances. The bathroom features a mixer shower over the bath, pedestal wash basin, and a Worcester Bosch combination boiler for efficient heating and hot water.

Externally, the property benefits from a low-maintenance rear yard with seating area and two useful outbuildings. The front entrance is accessed via a uPVC door into a welcoming hallway with vinyl flooring and additional storage.

With practical touches such as smoke alarms, updated lighting, and double glazing throughout, this property presents a turn-key investment in a sought-after location—ideal for those looking to expand their rental portfolio.

### Entrance Hall

Welcoming you into the property is a uPVC front door leading into a neutrally decorated entrance hall. The space benefits from a central heating radiator, vinyl flooring, and an LED light fitting. There's a smoke alarm and access to Bedroom One and the main living areas.

### Bedroom One (Ground Floor Front)

8'11" x 11'0" (2.73 x 3.36)

A spacious double bedroom with a uPVC window to the front aspect complete with fitted blind. The room is neutrally decorated and finished with a fitted carpet, central heating radiator, updated light fitting, and smoke alarm. A useful meter cupboard is also housed in this room.

### Sitting/Dining Room

12'5" x 12'1" (3.79 x 3.70)

This generously sized reception room enjoys a pleasant rear outlook through a uPVC window fitted with a blind. The room features two central heating radiators, fitted carpet, and an updated light fitting with a ceiling-mounted smoke alarm. There's a former fireplace (decorative only) now fitted with a plug socket, and storage is available beneath the stairs.

### Communal Kitchen

6'10" x 11'9" (2.09 x 3.60)

A well-appointed kitchen fitted with high-gloss white units and brushed metal bar handles. Contrasting worktops are complemented by tiled splashbacks and a tiled sill under the uPVC side window. Appliances include an integrated electric hob with extractor fan over, integrated oven, microwave, integrated fridge freezer, stainless steel sink and drainer, and an automatic washing machine. The kitchen has a uPVC door leading to the rear yard and is finished with durable vinyl flooring.

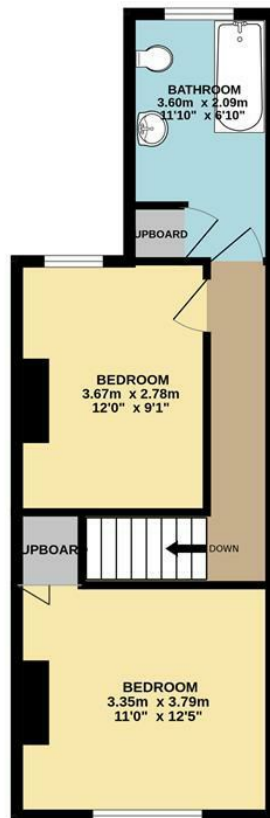
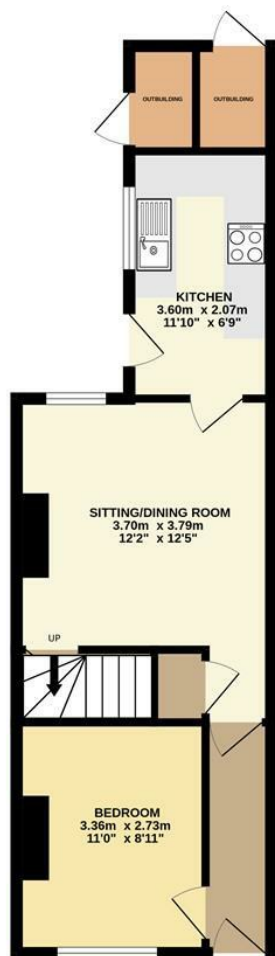
### Rear Garden/Yard

To the rear is a low-maintenance yard area with a sectioned-off seating space. The area would benefit from some gardening attention due to the warm weather and also features two useful outbuildings for additional storage.



GROUND FLOOR  
39.6 sq.m. (427 sq.ft.) approx.

1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA: 76.1 sq.m. (819 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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20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

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



### Bedroom Two (First Floor Front) 12'5" x 10'11" (3.79 x 3.35)

Accessed via a lockable fire door, this front-facing double bedroom includes a uPVC window with fitted blind, fitted carpet, central heating radiator, and a bifold door to a useful over-stairs storage cupboard. The room is finished with a modern light fitting and smoke alarm.

### Bedroom Three (First Floor Rear) 9'1" x 12'0" (2.78 x 3.67)

Another well-proportioned double room with a uPVC window overlooking the rear yard, complete with fitted blind. The room is finished with a fitted carpet, central heating radiator, updated light fitting, and smoke alarm. Fire door access ensures safety and privacy.

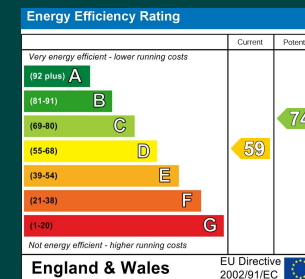
### Bathroom

6'10" x 11'9" (2.09 x 3.60)

Fitted with a panelled bath featuring a mixer shower over and tiled splashback. Additional fittings include a pedestal wash hand basin with tile splashback and mirror, low flush WC, wall-mounted unit, towel rail, and central heating radiator. A frosted uPVC window with fitted blind provides natural light while maintaining privacy. The bathroom also houses the Worcester Bosch combination boiler and benefits from vinyl flooring and ceiling-mounted lighting.

### 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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