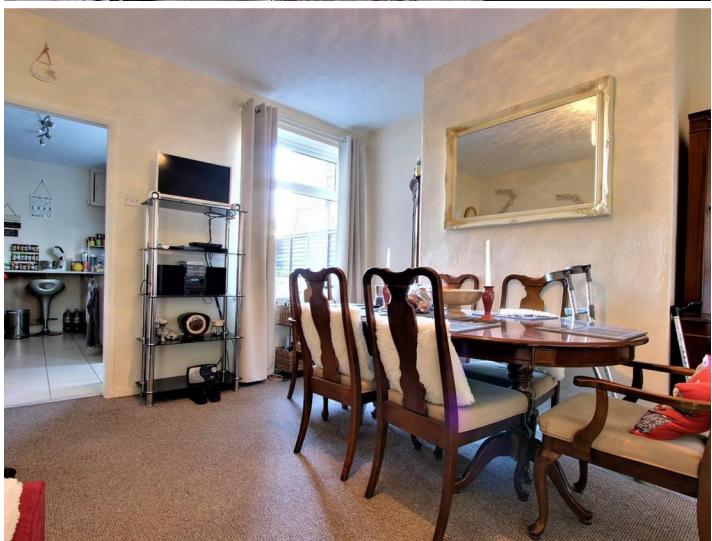




Mitchell Street, Clowne, Chesterfield, Derbyshire S43 4SH

2 1 2 EPC C

£750 PCM

PINEWOOD



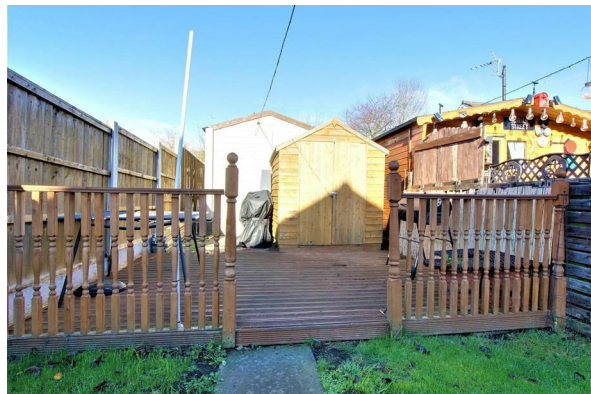
**Mitchell Street  
Clowne  
Chesterfield  
Derbyshire  
S43 4SH**



**£750 PCM**

**2 bedrooms  
1 bathroom  
2 receptions**

- MID TERRACED PROPERTY
  - TWO BEDROOMS
  - DETACHED GARAGE
  - REAR GARDEN
  - GAS CENTRAL HEATING
  - UPVC DOUBLE GLAZING
  - OFF ROAD PARKING
- SHORT WALK TO LOCAL AMENITIES
  - EPC = C
- PETS CONSIDERED £15PCM PER PET



**\*\*EASY ACCESS TO M1\*\*TWO RECEPTION ROOMS\*\***This TWO bed terrace is situated in the popular residential area of Clowne. Great for access to the M1. On entering there is a lounge with fireplace, dining room and galley kitchen with modern units and space for washer and fridge/freezer. Upstairs there are two double bedrooms and a bathroom fitted with a suite in white. There is neutral décor throughout. To the rear of the property is an enclosed garden with lawned area, beyond which is a garage suitable for storage with adjacent off road parking. UPVC Double Glazing and Gas Central Heating.

Please note: The photos were taken on the last tenancy and will be updated when the current tenant vacates.

### **ACCOMMODATION**

Entrance is gained through the front upvc double glazed door in to the;

#### **LOUNGE**

12'5" x 12'4" (3.78 x 3.76)

Fitted with a brick fireplace with tiled hearth set to which is a contemporary electric fire. Also fitted is a central heating radiator, coving to the ceiling, a television aerial point and a upvc double glazed bow window viewing to the front of the property.

From here a door opens to the inner hall which has access to the staircase and a further door opens to the;

#### **DINING ROOM**

13'3" x 12'5" (4.05 x 3.78)

Having a central heating radiator, a useful storage cupboard and a upvc double glazed window viewing to the rear of the property.

#### **FITTED KITCHEN**

13'3" x 6'10" (4.03 x 2.09)

Fitted with a range of units in light oak effect above and below areas of easy clean work surface inset to which is a stainless steel sink unit and a gas hob with electric oven beneath and stainless steel chimney extractor over. Also fitted is tiling to splash back areas, ceramic tiled flooring a central heating radiator, plumbing for an automatic washing machine, a upvc double glazed window viewing to the side of the property and a hardwood door opening to the side of the property.

#### **BEDROOM ONE**

12'5" x 12'5" (3.79 x 3.78)

Having a central heating radiator, a useful storage cupboard, a television aerial point and a upvc double glazed window viewing to the front of the property.

#### **BEDROOM TWO**

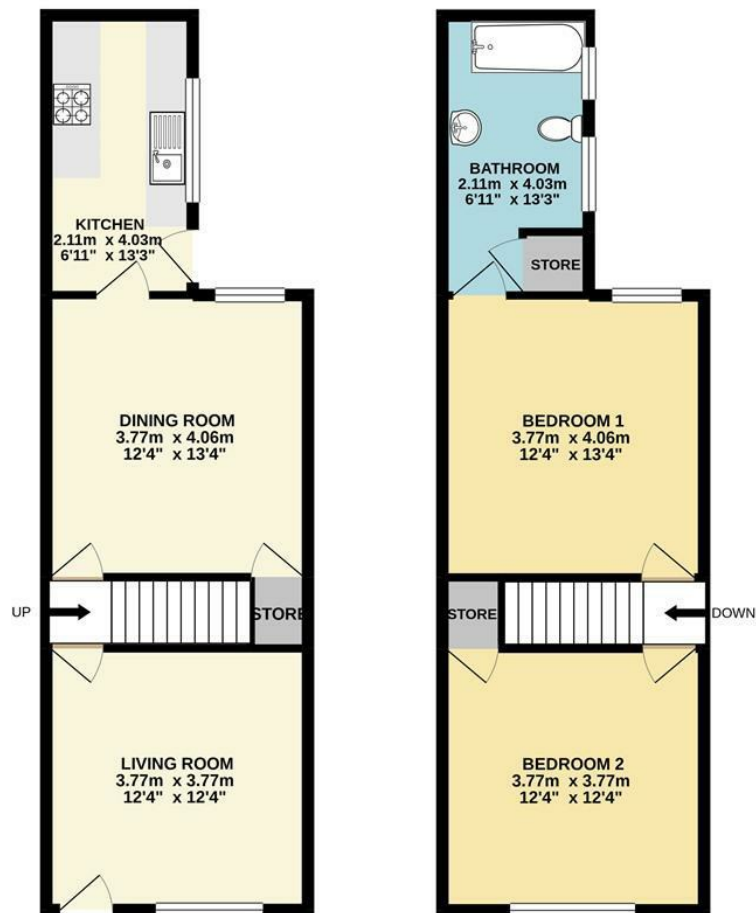
13'3" x 12'5" (4.05 x 3.78)

Having a central heating radiator, a television aerial point and a upvc double glazed window viewing to the rear of the property.

From here a door opens into the;

GROUND FLOOR  
11.1m (451 sq.ft.) approx.

1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA: 83.8 sq.m. (902 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

10'4" x 6'10" (3.16 x 2.08)

Partially tiled and fitted with a white suite comprising of a panelled bath with electric shower over, a pedestal wash hand basin and a low flush toilet. Also fitted is a central heating radiator, an extractor fan, a built in storage cupboard and two upvc double glazed windows viewing to the side of the property.

## OUTSIDE

To the front of the property is a walled garden.

To the rear of the property is a fully enclosed lawned garden, a detached garage and off street parking.

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC | <b>86</b> |

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24 Albert Street  
Mansfield, NG1  
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Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
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Chesterfield branch  
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Chesterfield, S41 7SA  
01246 221039

PINEWOOD

