



Portland Street, Clowne, Chesterfield, Derbyshire S43 4SA

2 1 2 EPC E

£140,000

PINEWOOD

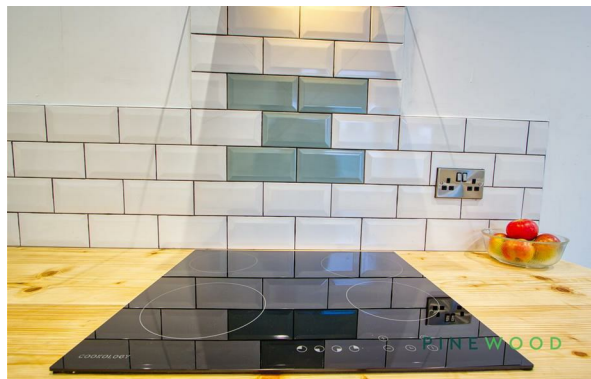
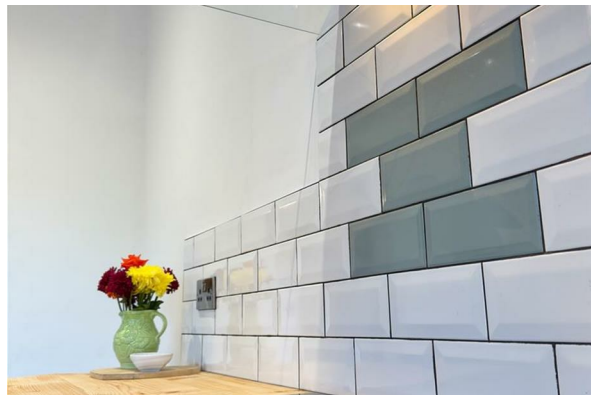


Portland Street Clowne Chesterfield Derbyshire S43 4SA

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**2 bedrooms
1 bathrooms
2 receptions**

- Mid Terraced Property, NEW ROOF, FRESHLY DECORATED, NEW KITCHEN
 - Two bedrooms, Freshly decorated, new carpets
 - Upvc Double Glazing
 - Gas central heating, combi boiler
 - Garden, fully enclosed
 - Parking to Rear
 - No chain
 - Ideal Investment Property
 - Freehold - Council Tax Band: A
 - Ideal location, close to local amenities



****NO CHAIN****

****A STUNNINGLY REFRESHED MID TERRACE, PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS****

This stunningly refresh terraced house at 89 Portland Street offers a perfect blend of comfort and convenience. Spanning an inviting 776 square feet, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests. The two bedrooms provide ample space for restful nights, making it a suitable home for couples, small families, or even those seeking a peaceful retreat. With the property being freshly decorated and featuring a stunning new kitchen it is likely to impress.

The property boasts a well-appointed bathroom, all new and thoughtfully designed, ensuring that daily routines are both practical and pleasant. One of the standout features of this home are the new reception rooms, offering ample space to entertain guests or feed the family.

Situated in a friendly neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. With its charming character and practical layout, this terraced house presents a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Derbyshire. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress.

This terrace offers parking for 1 vehicle at the rear of the property, a valuable asset for any terrace to have.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing.

LOUNGE

12'0" x 9'11" (3.65 x 3.02)

Fitted with a decorative exposed brick chimney breast, a central heating radiator and a upvc double glazed window viewing to the front of the property.

DINING ROOM

12'0" x 12'0" (3.65 x 3.65)

Fitted with another decorative exposed brick chimney breast, a central heating radiator and a rear door providing access to the rear of the property, with open access to the kitchen.

KITCHEN

11'9" x 6'9" (3.59 x 2.05)

Brand new with beautiful wood style worktops and contrasting navy unit fronts. Including new appliances like the hob and stainless steel sink unit for that modern convenience and a uPVC window overlooking the rear of the property.

WC

Connected to the kitchen the WC has 2 uPVC windows that overlook the rear seating area, with a worktop and sink located in here.

BEDROOM ONE

12'0" x 9'11" (3.65 x 3.02)

Fitted with a upvc double glazed window viewing to the front of the property, a central heating radiator and a new plush fitted carpet.

BEDROOM TWO

12'0" x 11'11" (3.65 x 3.62)

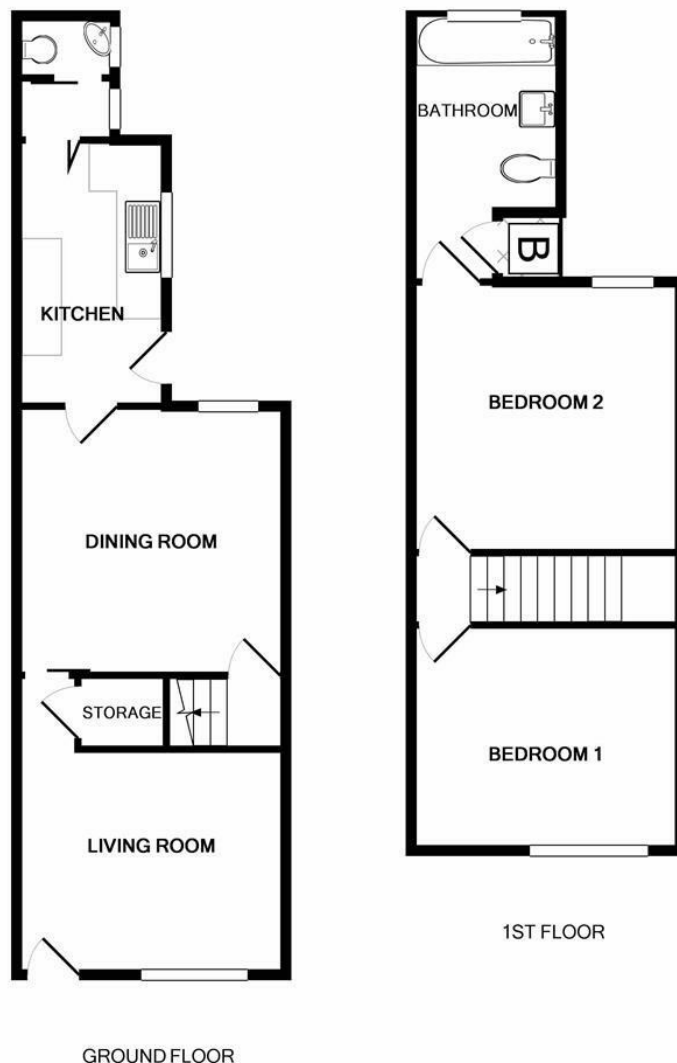
Fitted with a upvc double glazed window viewing to the rear of the property, and a new plush fitted carpet.

SHOWER ROOM

11'9" x 6'9" (3.59 x 2.05)

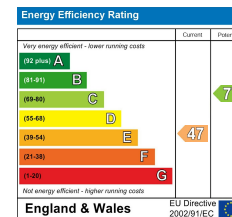
Fully tiled and fitted with a suite in white comprising of a shower unit, a vanity unit wash hand basin and a low flush toilet. Also fitted is a central heating towel rail and 2 built in storage cupboards housing the combination boiler.





GROUND FLOOR

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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OUTSIDE

To the rear of the property is an enclosed courtyard with a gate allowing access over the shared access to the garden.

Space at the rear of the property for parking 2 vehicles.

GENERAL INFORMATION

Gas Central Heating

uPVC double glazing

total floor area: 776 sq. ft. approx

EPC: E

Council Tax Band: A

Lots of new improvements made to the property:

Damp proof, new roof, complete rewire, complete replumbing, new stop taps, new plaster and flooring, exterior repainted, new door frames, new bathroom and cupboards, new backdoor and complete redecoration of the property.

Within the last year a new kitchen has been fitted, wooden worktops, removed old garage, new fencing, new doors and new carpets.

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

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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