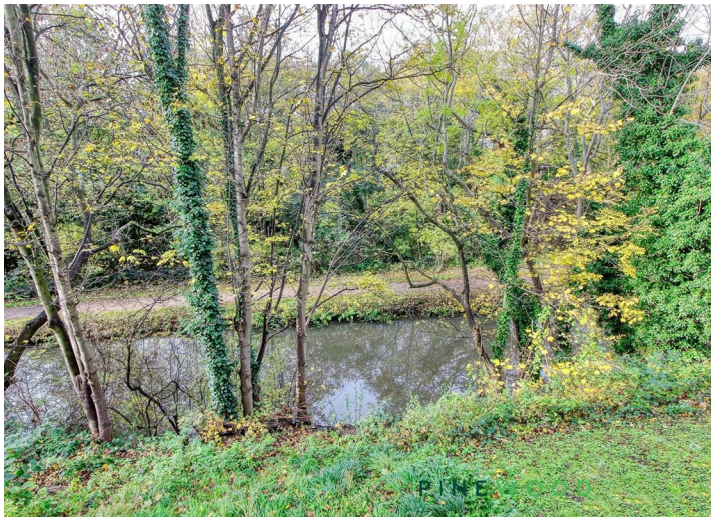




Stevenson House, Tapton Lock Hill, Tapton, Chesterfield S41 7GD

2 2 1 EPC C

£110,000

PINEWOOD



Stevenson House

Tapton Lock Hill

Tapton

Chesterfield

S41 7GD

£110,000

2 bedrooms
2 bathrooms
1 receptions

- PERFECT FOR THE INVESTORS AND FIRST TIME BUYERS - POSS 8.7% GROSS YIELD
- INTEGRATED APPLIANCES INCLUDE DISHWASHER, WASHING MACHINE, FRIDGE, FREEZER, OVEN/HOB AND EXTRACTOR
- OPEN PLAN KITCHEN/DINING/LOUNGE AREA - JULIET BALCONY OVERLOOKING CHESTERFIELD CANAL
 - NEUTRAL DECOR AND CARPETS - ENTRYPHONE - ELECTRIC HEATING
- CLOSE TO TOWN CENTRE - CLOSE TO ALL THE LOCAL AMENITIES ON SHEFFIELD ROAD
 - ALLOCATED PARKING SPACE IN SECURE CAR PARK - PLENTY OF VISITOR SPACES
 - ENSUITE SHOWER ROOM TO BEDROOM ONE
 - MODERN BATHROOM WITH WHITE SUITE AND BATH
 - ONE DOUBLE BEDROOM AND ONE GOOD SIZED SINGLE BEDROOM
 - LAMINATE FLOORING THROUGHOUT THE KITCHEN/DINING/LOUNGE AREA





NO CHAIN – MODERN TWO-BED FIRST FLOOR EXECUTIVE APARTMENT

WISHING TO START YOUR OWN PORTFOLIO? WE HAVE 2 OF THESE FOR SALE?

Perfect for first-time buyers or investors!

This highly desirable two-bedroom executive apartment enjoys an excellent position overlooking the picturesque Tipton Lock Canal. Conveniently located close to local superstores, the train station, main commuter routes, and just a five-minute drive to Junction 29 of the M1 and Chesterfield town centre. Within walking distance of the excellent amenities along Sheffield Road.

The property offers a spacious open-plan kitchen, dining, and lounge area with French doors leading to a Juliet balcony boasting beautiful canal views. The modern kitchen features an excellent range of maple-effect units with silver handles and integrated appliances, including an oven, four-ring electric hob and extractor, fridge, freezer, dishwasher, and washer-dryer. The space is enhanced by laminate flooring and stylish silver downlights.

There are two bedrooms — a generous double principal bedroom with a modern en-suite shower room (white suite with shower cubicle, WC, and wash basin) and a good-sized single bedroom. The family bathroom is fitted with a contemporary white three-piece suite with a bath.

Additional benefits include double glazing, electric heating, secure entry system, and allocated parking within a gated communal car park.

These purpose-built executive apartments offer modern canal-side living with excellent transport links — viewing is highly recommended.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK A VIEWING

ENTRANCE HALL

Welcoming entrance hall featuring wood-effect laminate flooring and neutral painted décor. The space offers excellent storage with two built-in cupboards and includes an entry phone system for added convenience and security.

KITCHEN/LOUNGE/DINING ROOM

21'3" x 16'7" (6.48 x 5.07)

A bright and spacious open-plan living area featuring wood-effect laminate flooring and neutral painted décor.

The lounge benefits from a UPVC double-glazed window and UPVC doors opening to a Juliet balcony, allowing plenty of natural light. Heating is provided by a modern electric heater. The fitted kitchen area includes a range of beech wall and base units with laminated worktops, a 1.5 stainless steel sink with chrome mixer tap, a four-ring electric hob with extractor hood, built-in oven, integrated fridge and freezer, and a dishwasher. There is ample space for a dining table, complemented by inset ceiling spotlights for a contemporary finish.

BEDROOM ONE

16'2" x 12'0" (4.93 x 3.68)

A spacious double bedroom featuring neutral carpet and tasteful décor, complemented by a modern electric heater and a UPVC double-glazed window providing excellent natural light. The room offers principal access to a private en-suite shower room, creating a comfortable and self-contained living space.

ENSUITE SHOWER ROOM

6'6" x 6'3" (1.99 x 1.91)

Finished to a modern standard with vinyl flooring and painted décor, the en-suite includes a shower cubicle, a pedestal wash basin with chrome taps, and a cistern WC. Additional features include a wall-mounted radiator, extractor fan, and shaver socket, offering both comfort and practicality.

BEDROOM TWO

12'0" x 6'11" (3.68 x 2.12)

A versatile single bedroom, ideal for use as a guest room, study, or nursery. The room features neutral painted décor, fitted carpet, and a UPVC double-glazed window allowing plenty of natural light. Additional benefits include a modern double electric heater for year-round comfort.

BATHROOM

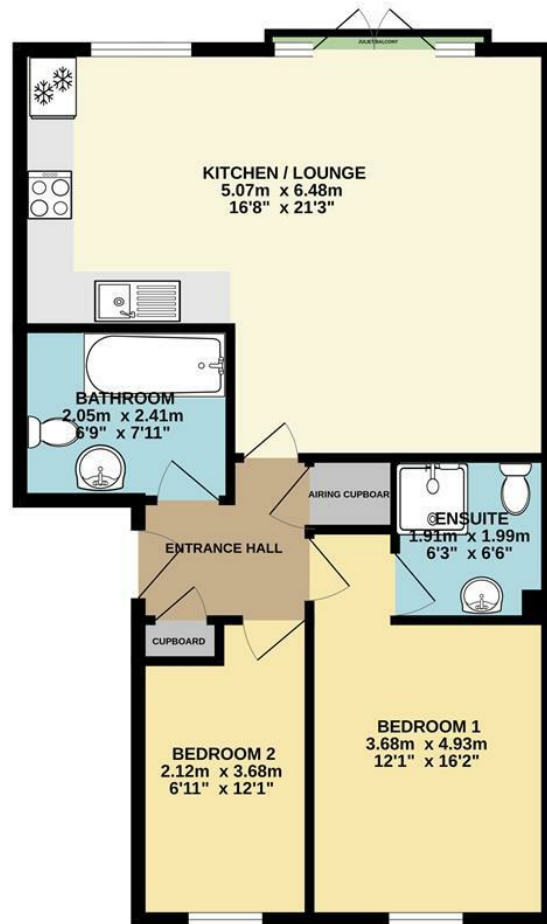
7'10" x 6'8" (2.41 x 2.05)

The bathroom is finished with vinyl flooring and neutral painted décor. The suite comprises a panelled bath, cistern WC, and a pedestal wash basin with chrome taps. Additional features include an extractor fan and shaver socket, combining practicality with a clean, modern finish.

EXTERIOR

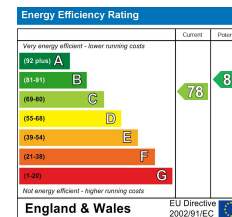
The apartments are located in a generous and picturesque setting with access and views to the Chesterfield Canal, with allocated parking in a secure carpark with electric gates and gated pedestrian access, plenty of visitor spaces.

GROUND FLOOR
61.6 sq.m. (663 sq.ft.) approx.



TOTAL FLOOR AREA : 61.6 sq.m. (663 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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DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

GENERAL INFORMATION

ELECTRIC HEATING
UPVC DOUBLE GLAZING
LEASEHOLD

TOTAL FLOOR AREA - 663.00 sq ft / 61.6 sq m
COUNCIL TAX BAND B
EPC RATING C

MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details

RESERVATION AGREEMENT MAY BE 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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24 Albert Street
Mansfield, NG1
01623 621001

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26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
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Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
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