



Hardwick Avenue, New Whittington, Chesterfield, Derbyshire S43 2AE

2 1 1 EPC E

£130,000

PINEWOOD



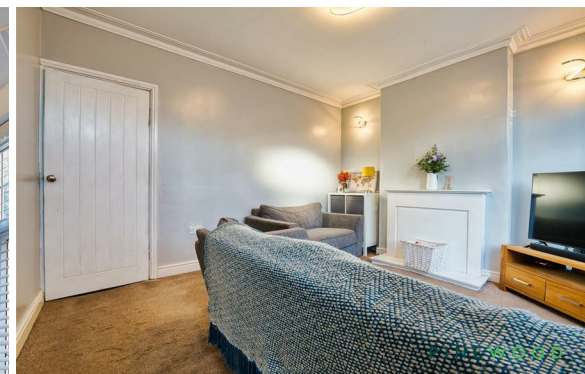


# Hardwick Avenue New Whittington Chesterfield Derbyshire S43 2AE

**£130,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- PERFECT FOR THE INVESTORS OR THE FIRST TIME BUYERS
- ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
- TWO DOUBLE BEDROOMS - TWO RECEPTION ROOMS
- LOW MAINTENANCE REAR ENCLOSED GARDEN
- SPACIOUS LOUNGE WITH BAY WINDOW
- FAMILY BATHROOM WITH A THREE PIECE WHITE SUITE WITH SHAPED BATH AND SHOWER OVER
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- COUNCIL TAX BAND: A - EPC RATED: E
- CLOSE TO LOCAL AMENITIES
- VIEWING RECOMMENDED - CONTACT PINWOOD PROPERTIES





\*\*\*Legal fee incentive \*\*\*

\*PERFECT FOR FIRST TIME BUYERS OR INVESTORS\*

Ideally located on Hardwick Avenue in the charming area of New Whittington, Chesterfield, this delightful TWO DOUBLE BED semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 859 square feet, the property features a well-appointed reception room that provides an inviting space for relaxation and entertainment.

The house boasts two spacious bedrooms, ideal for a small family or those seeking a guest room or home office. The bathroom is thoughtfully designed, ensuring both functionality and comfort for daily routines. With the standout being the beautiful long kitchen area with free access to the dining room and outside area for the lovely summer months. Feeding the family is a breeze with the space provided.

For those with vehicles, the road has areas for parking and there is on street parking available to the front of the property.

With its appealing layout and practical amenities, this semi-detached house on Hardwick Avenue presents an excellent opportunity for first-time buyers, investors or those looking to downsize. The location offers a friendly community atmosphere while being conveniently close to local amenities and transport links, making it an ideal choice for modern living. Don't miss the chance to make this charming property your new home.

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

### Lounge

13'3" x 12'7" (4.05m x 3.84m)

The lounge welcomes you with a cosy atmosphere, featuring a bay window that fills the space with natural light. The neutral walls and soft carpeting create a restful environment, while the fireplace adds a charming focal point for relaxing evenings. This room offers plenty of space for comfortable seating and is perfectly positioned at the front of the house.

### Dining Room

12'0" x 12'7" (3.65m x 3.84m)

Flowing from the lounge, the dining room provides a versatile space for meals and gatherings. It features a soft carpeted floor and fresh painted walls, with a layout that allows for a good-sized dining table. The room opens directly into the kitchen, creating a practical and sociable connection between the two spaces.

### Kitchen

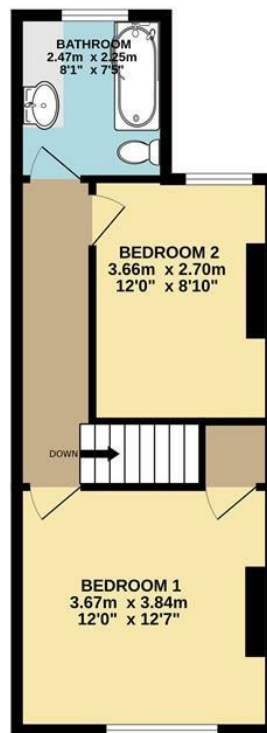
16'9" x 7'5" (5.11m x 2.25m)

The kitchen is a long, galley-style space with contemporary wood-effect worktops and white cabinetry, offering ample storage and work areas. A gas hob and built-in oven are integrated neatly, and the room is brightened by windows along one side and a rear door leading outside. The patterned flooring adds character while ensuring practical durability in this well-utilised space.



GROUND FLOOR  
43.2 sq.m. (464 sq.ft.) approx.

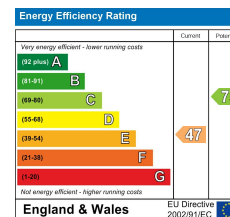
1ST FLOOR  
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA : 79.8 sq.m. (859 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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### Bedroom 1

12'0" x 12'7" (3.67m x 3.84m)

Bedroom one is a spacious and welcoming room, featuring a large window that fills the space with natural daylight. The neutral decor and soft carpeting create a calm and restful environment, ideal for a good night's sleep. The room comfortably accommodates a double bed and additional furniture, enhancing its practical appeal.

### Bedroom 2

12'0" x 8'10" (3.66m x 2.70m)

Bedroom two offers a bright and cheerful space with a window overlooking the rear garden. It is carpeted and neutrally decorated, providing a versatile room that could be used as a child's bedroom, guest room or home office. The room has enough space to accommodate a single bed or bunk beds comfortably.

### Bathroom

8'1" x 7'5" (2.47m x 2.25m)

The bathroom is well-appointed with white tiled walls featuring a subtle green accent border. It includes a modern bath with an overhead shower, a pedestal sink, and a toilet. A frosted window allows natural light to enter while maintaining privacy, and the pale flooring complements the clean, fresh feel of the room.

### Rear Garden

The rear garden is a private outdoor space enclosed by timber fencing. It features a low-maintenance lawn area bordered by flower pots and raised beds. This neat garden provides a pleasant spot for outdoor relaxation or play, with enough space for furniture or gardening activities.

### 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.

### General Information

Total Floor Area

EPC Rated D

Gas Central Heating

uPVC Double Glazing

Council Tax Band A

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

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



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