



Penncroft Lane, Danesmoor, Chesterfield, Derbyshire S45 9DN

2 2 1 EPC C

£135,000

PINEWOOD



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**2 bedrooms
2 bathrooms
1 receptions**

- DRIVEWAY PARKING FOR TWO CARS TO THE FRONT OF THE PROPERTY
 - GROUND FLOOR WC - FAMILY BATHROOM - ENSUITE SHOWER ROOM
- LOUNGE WITH UPVC DOORS LEADING TO THE REAR GARDEN AND UNDER STAIRS STORE
- MODERN KITCHEN WITH SPACE FOR TALL FRIDGE FREEZER, COOKER AND WASHING MACHINE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
 - ENCLOSED REAR GARDEN WITH PATIO AND LAWN
 - BUILT IN STORAGE TO BOTH BEDROOMS
- WALKING DISTANCE TO ALL THE AMENITIES/ SCHOOLS AND CLOSE TO CLAY CROSS
 - EASY ACCESS TO THE M1 MOTORWAY AND MAIN COMMUTER ROUTES
 - SHORT DRIVE INTO THE PEAK DISTRICT



IDEAL FOR THE FIRST TIME BUYER OR INVESTOR...

Situated in the welcoming community of Danesmoor, this well-presented two-bedroom mid-townhouse offers excellent access to local schools, shops, and amenities, with Clay Cross and Chesterfield just a short drive away. The stunning Peak District National Park is also within easy reach, perfect for those who enjoy outdoor adventures.

The ground floor features a spacious lounge with uPVC patio doors leading to the enclosed rear garden, which includes a patio and lawn. A modern kitchen provides space for a tall fridge freezer, cooker, and washing machine. There is also a convenient ground floor WC and an under-stairs storage cupboard for added practicality.

Upstairs, the property offers two well-proportioned bedrooms, both benefiting from built-in storage. The principal bedroom enjoys an ensuite shower room, while the family bathroom is fitted with a bath, pedestal sink and low-flush WC.

To the front, the property boasts driveway parking for two cars. Additional benefits include gas central heating, uPVC double glazing, and Council Tax Band B. Ideally located within walking distance of schools and amenities, this home also offers easy access to the M1 motorway and main commuter routes, with the Peak District just a short drive away.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY****

ENTRANCE HALL/STAIRS AND LANDING

The hallway offers a welcoming entrance with a stylish tiled floor, painted décor, and a durable composite door. Elegant coving adds a touch of sophistication, while a radiator ensures warmth and comfort. The stairs and landing are carpeted for a soft and cosy feel, finished with tasteful painted décor and classic coving. Convenient loft access provides additional storage potential.

GROUND FLOOR WC

5'6" x 3'1" (1.69 x 0.95)

The ground floor WC features durable vinyl flooring, a radiator for added warmth, and a frosted uPVC window for privacy. The space is finished with modern décor and includes a low-flush WC, a pedestal sink, and sleek chrome mixer taps.

KITCHEN

12'9" x 6'0" (3.90 x 1.85)

The kitchen boasts stylish tiled-effect vinyl flooring and modern painted décor, complemented by a uPVC window allowing natural light to flow in. A laminated worktop houses a stainless steel sink with a sleek chrome mixer tap. There is ample space and plumbing for a washing machine, a designated slot for a cooker, and room for a tall fridge freezer. Tiled surrounds enhance practicality, while beech-finish wall and base units provide generous storage options.

LOUNGE DINER

13'4" x 13'3" (4.07 x 4.06)

The lounge diner offers a spacious and inviting setting with soft carpeting and modern painted décor. Natural light fills the room through uPVC windows and patio doors, providing seamless access to the outdoor space. A built-in storage cupboard adds practicality, while a radiator ensures year-round comfort.

BATHROOM

6'11" x 5'5" (2.11 x 1.67)

The bathroom is stylishly finished with vinyl flooring and modern painted décor. It features a low-flush WC, a pedestal sink with a sleek chrome mixer tap, and a bath complete with a chrome mixer tap and shower. Tiled surrounds add a practical touch, while a radiator provides warmth and an extractor fan ensures ventilation.

BEDROOM ONE

11'9" x 6'6" .318'2" (3.60 x 2.97)

Bedroom one is a spacious double room situated at the front of the property. It features carpeting, painted décor, and a radiator for warmth. Two uPVC windows allow plenty of natural light to brighten the space.

ENSUITE SHOWER ROOM

7'10" x 3'2" (2.40 x 0.99)

The ensuite shower room is well-appointed with a sleek shower enclosure, durable vinyl flooring, and painted décor. It includes a pedestal sink with a chrome mixer tap, a low-flush WC, and stylish tiled surrounds. A radiator ensures warmth, while an extractor fan provides ventilation for added comfort.

BEDROOM TWO

13'4" x 6'5" (4.07 x 1.98)

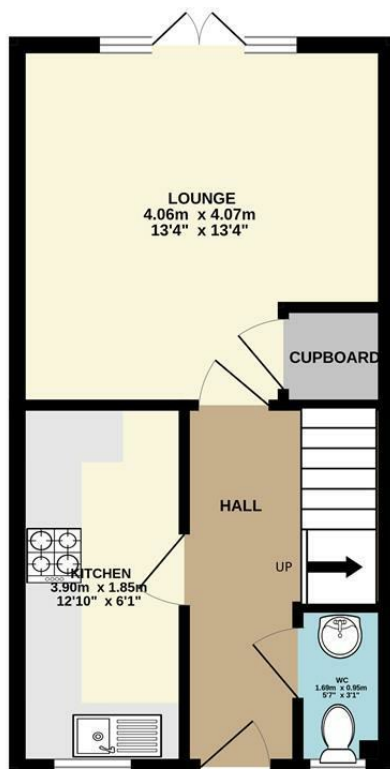
Bedroom two is a well-proportioned room located at the rear of the property. It features painted décor, carpeting, and a radiator for comfort. A built-in storage cupboard provides practical space-saving solutions.

EXTERNAL

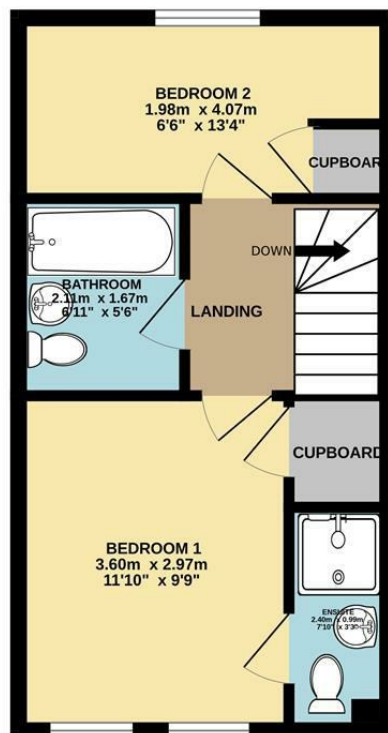
The rear garden features a paved patio area, an enclosed lawn, and a private outdoor space ideal for relaxation and entertaining. To the front, a driveway provides convenient off-road parking for two cars.



GROUND FLOOR
30.7 sq.m. (331 sq.ft.) approx.



1ST FLOOR
30.3 sq.m. (326 sq.ft.) approx.



TOTAL FLOOR AREA : 61.0 sq.m. (657 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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GENERAL INFORMATION
COUNCIL TAX BAND - B - NEDDC
TENURE - FREEHOLD
TOTAL FLOOR AREA - 657.00 SQ FT / 61.0 SQ M
EPC RATING - C
GAS CENTRAL HEATING - COMBI BOILER
UPVC DOUBLE GLAZING

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.

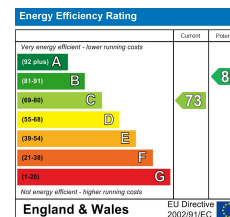
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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.

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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