



Nelson Street, Whittington Moor, Chesterfield, Derbyshire S41 8RT

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£115,000

PINEWOOD



Nelson Street Whittington Moor Chesterfield Derbyshire S41 8RT

£115,000

**2 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - Ideal for the First Time Buyer, Investor or Those Looking to Downsize
- Fitted Kitchen Diner with Built in Oven, Hob and Extractor - Utility Room/Rear Porch
 - Downstairs Bathroom with White Suite and Shower over Bath
 - Close to Local Amenities on Sheffield Road
 - Easily Maintained Enclosed Rear Garden and Store
 - Two Double Bedrooms
- Gas Central Heating and uPVC Double Glazing - New Damp Proof Course - Tenure Freehold
- New Neutral Decor and Carpets
- Ideally Placed for Access to Chesterfield, Dronfield, Sheffield and M1 Motorway
 - Lounge with Feature Fireplace





****NO CHAIN - IDEAL FOR THE FIRST TIME BUYER, INVESTOR OR THOSE LOOKING TO DOWNSIZE - CONVENIENTLY PLACED****

This is a conveniently placed TWO DOUBLE bed semi detached property located on Whittington Moor. Close to local amenities on Sheffield Road and Close to the Town Centre. Ideally placed for access to Sheffield, Dronfield, Chesterfield, Main Commuter Routes, M1 Motorway, College and Train Station.

This property features a lounge with feature fireplace, modern kitchen diner with integrated oven, hob and extractor, utility room/rear porch, and a modern downstairs bathroom with white suite and shower over bath.

To the first floor are two DOUBLE bedrooms, one with built in storage cupboard and to the rear is an easily maintained fully enclosed garden with astro turf and store. On street parking is available to the front of the property. With new neutrally decor throughout. uPVC Double Glazed and Gas Central Heating. New damp proof course fitted 2025. Viewing is highly advised.

****VIRTUAL VIDEO TOUR AVAILABLE - Take a look around****

****PLEASE CALL PINWOOD PROPERTIES TO BOOK YOUR VIEWING!**

Lounge

13'1" x 11'11" (4.00m x 3.63m)

The lounge offers a welcoming entrance with a front-facing window that fills the room with natural light. Its neutral walls provide a blank canvas to personalise and the radiators ensure warmth throughout. There is a practical built-in corner cupboard adding a touch of character and storage potential.

Kitchen/Diner

13'1" x 10'0" (4.00m x 3.05m)

A well-appointed kitchen/diner featuring white cabinetry with a mix of opaque and glass-fronted wall units that offer ample storage. The dark countertops provide a striking contrast while the integrated oven and extractor hood add to the functionality. The kitchen benefits from a tiled floor and a window above the sink to invite natural light. There is a door leading from here to the utility room, enhancing practicality.

Utility Room

6'6" x 5'2" (1.99m x 1.57m)

The utility room is a compact and functional space, with tiled flooring and neutral paintwork. It has a door and window providing light and external access, which makes it ideal for laundry appliances and extra storage. Access to the rear garden.

Bathroom

6'0" x 5'9" (1.82m x 1.74m)

The ground floor bathroom is fitted with a three-piece suite comprising a bat with overhead shower, a pedestal basin and a close-coupled toilet. White tiled walls with a decorative border create a clean and fresh atmosphere, complemented by a heated towel rail and a upvc frosted window allowing natural light and ventilation.

Bedroom 1

13'1" x 11'11" (4.00m x 3.62m)

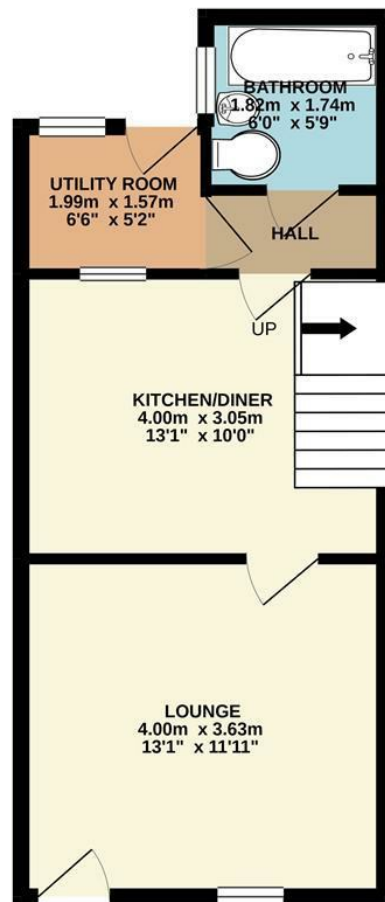
This bedroom is a generous double room with natural light pouring in through the upvc window. The radiator and wooden flooring adds warmth and character, while the neutral walls provide a calm backdrop for relaxation or personalisation to your taste.

Bedroom 2

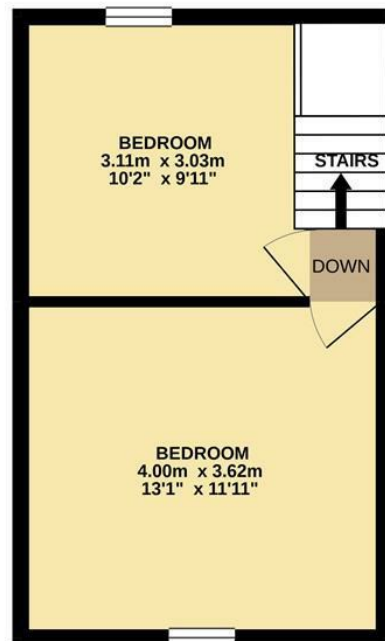
10'2" x 9'11" (3.11m x 3.03m)

A comfortable double second bedroom with radiator, wooden flooring and neutral walls. A upvc window allows plenty of daylight, and the room offers a cosy and inviting atmosphere

GROUND FLOOR
34.6 sq.m. (372 sq.ft.) approx.



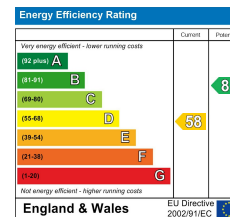
1ST FLOOR
26.1 sq.m. (281 sq.ft.) approx.



TOTAL FLOOR AREA : 60.7 sq.m. (653 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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Rear Garden

The rear garden features an enclosed space with artificial turf and brick walls providing privacy. There is a gate and a side access path, making the garden suitable for outdoor relaxing or entertaining with minimal maintenance required.

Front

To the front on street parking is available

General Information

Tenure - Freehold

Total Floor Area - 653.00 sq ft / 60.7 sq m

EPC Rated D

Council Tax Band A - Chesterfield Borough Council

uPVC Double Glazing

Gas Central Heating - Combi Boiler

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 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 appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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