



Clowne Road, Shuttlewood, Chesterfield, Derbyshire S44 6AF

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 1

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 EPC

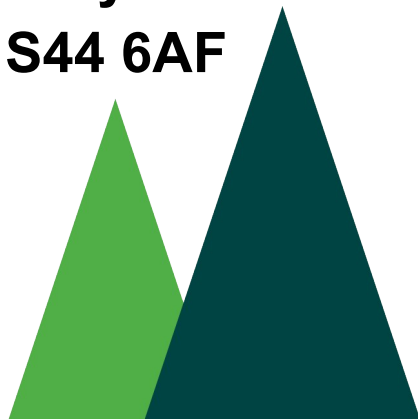
D

Offers In The Region Of
£105,000

PINEWOOD



Clowne Road Shuttlewood Chesterfield Derbyshire S44 6AF



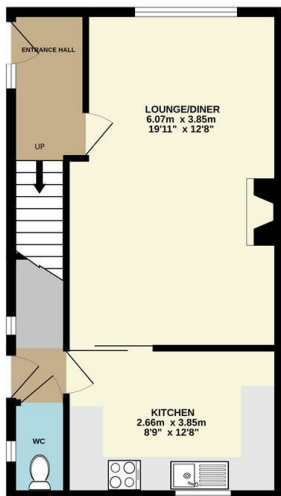
Offers In The Region

3 bedrooms
1 bathrooms
2 receptions

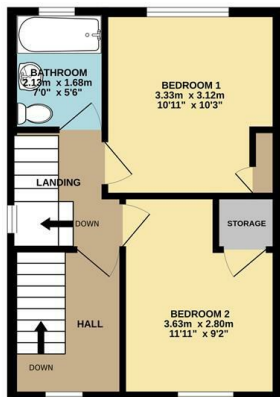
- 3 spacious bedrooms
- 1 modern bathroom
- 2 cosy reception rooms
- Semi-detached house
- Located in Shuttlewood
- Near Chesterfield amenities
- Close to local schools - Easy access to transport
- Front Extension - Loft Conversion
 - Ideal family home
- Freehold - Council Tax Band: B



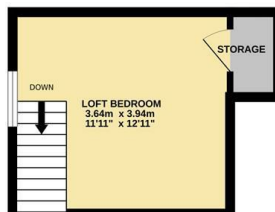
GROUND FLOOR
41.7 sq.m. (449 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (359 sq.ft.) approx.



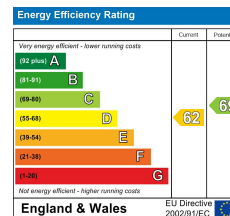
2ND FLOOR
15.7 sq.m. (169 sq.ft.) approx.



TOTAL FLOOR AREA : 90.8 sq.m. (977 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 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.

GENERAL INFORMATION

EPC: D

Council Tax Band: B

Total Floor Area: 977 sq. ft. Approx

uPVC Double Glazing

Combi Boiler

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

PINEWOOD

