



Hazel Grove, Mastin Moor, Chesterfield, Derbyshire S43 3AB

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Offers In The Region Of  
£155,000

PINEWOOD





# Hazel Grove Mastin Moor Chesterfield Derbyshire S43 3AB



## Offers In The Region

**3 bedrooms**  
**1 bathrooms**  
**1 receptions**

- TWO BEDROOM SEMI DETACHED
  - DRIVEWAY
  - LARGE REAR GARDEN
- REDECORATED THROUGHOUT & NEW CARPETS
  - GENEROUS KITCHEN DINER
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
  - IDEAL FOR FIRST TIME BUYERS & INVESTORS
- POPULAR RESIDENTIAL LOCATION ,GOOD TRANSPORT LINKS- EASY ACCESS TO M1 JUNC 30
  - FREEHOLD
  - COUNCIL TAX BAND-A





A GREAT HOME... Welcome to this delightful THREE bedroom semi-detached house located in Mastin Moor, Chesterfield. Recently redecorated throughout and with new carpets along with easy access to the M1 junction 30 and close to local amenities, this property has lots to offer.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this house is ideal for both. With 876 sq ft of space, there's plenty of room to make this house your own.

This property boasts a bright front facing lounge, perfect for relaxing and a modern kitchen diner offering plenty of space to prepare meals or entertain guests.

To the first floor are two generous double bedrooms and one single bedroom with built in wardrobes. There is ample space for a growing family or for those who enjoy having a home office or guest room. The modern family bathroom with a white suite comprises of a shower over bath, pedestal sink and low flush W.C

One of the standout features of this property is the large rear garden, providing a wonderful outdoor space for gardening, hosting barbecues, or simply enjoying the fresh air. Additionally there is parking available for one vehicle on the front driveway.

Don't miss out on the chance to own this lovely property in a fantastic location. Call PINEWOOD PROPERTIES to book a viewing and envision the possibilities that this house holds for you!

#### ENTRANCE HALL, STAIRS & LANDING

Entering through a uPVC front door into the entrance hallway with staircase to the first floor. With white painted decor, carpet and central heating radiator. To the landing is a side facing uPVC double glazed window. There is also a built in store cupboard.

#### LOUNGE

11'10" x 14'8" (max) (3.61 x 4.48 (max))

A bright front facing lounge with painted decor, carpet, a central heating radiator and a uPVC double glazed window.

#### KITCHEN DINER

11'0" (max) x 21'0" (3.36 (max) x 6.41)

A generous kitchen diner with uPVC door leading out to the side of the property. With fitted wall and base units and contrasting laminated worktop, 1.5 chrome sink and drainer with chrome mixer tap, electric oven, electric hob and extractor. Space for a free standing fridge freezer and plumbing for a washing machine. Painted decor, tiled flooring, a central heating radiator and two rear facing uPVC double glazed windows. The room also benefits from two built in store cupboards.

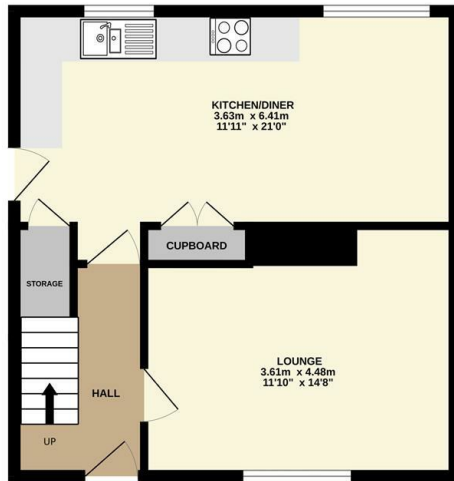
#### BEDROOM ONE

10'4" x 12'10" (3.17 x 3.92)

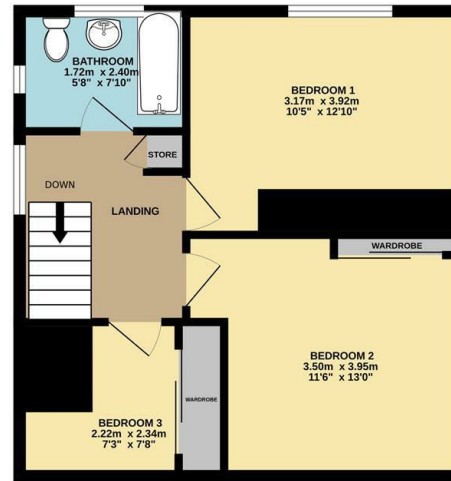
A rear facing double bedroom with painted decor, carpet, central heating radiator and a uPVC double glazed window.



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



1ST FLOOR  
39.6 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA : 81.3 sq.m. (876 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 TWO

11'5" x 12'11" (3.50 x 3.95)

A front facing double bedroom with built in wardrobe. With painted decor, carpet, central heating radiator and a uPVC double glazed window.

## BEDROOM THREE

7'3" x 7'8" (2.22 x 2.34)

A front facing bedroom with built in wardrobe with sliding doors. With painted decor, carpet, a central heating radiator and a uPVC double glazed window.

## BATHROOM

5'7" x 7'10" (1.72 x 2.40)

A family bathroom with white suite comprising of a paneled bath with mixer shower over, pedestal sink with chrome taps and a low flush W.C. With painted decor and tiling to the shower area, lino flooring, a central heating radiator and dual aspect uPVC double glazed windows with frosted glass.

## OUTSIDE

The property sits in an elevated position and as such there are steps leading up to the property along with a raised front garden. There is a road level driveway suitable for one car.

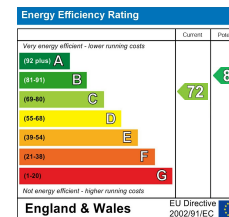
To the rear of the property is a paved area suitable for seating. The rear garden is enclosed by a gate at the side of the property. The main rear garden is separated by a small picket fence with a path running up through the centre. The garden provides areas laid to lawn with mature borders.

## GENERAL INFORMATION

Tenure: FREEHOLD  
Council Tax Band-A  
Gas Central Heating  
uPVC Double Glazing  
EPC-D

## 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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