

# PINEWOOD



**Bridle Road, Stanfree, Chesterfield, Derbyshire S44 6AP**

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**Offers In The Region Of £110,000**



## A RARE OPPORTUNITY TO CREATE SOMETHING SPECIAL...

Tucked away in a wonderfully peaceful setting, this charming early-1900s home offers far more than first meets the eye. Brimming with character and offered with NO CHAIN, this is a property that invites imagination — a true blank canvas where you can shape every detail to suit your lifestyle.

Whether you're stepping onto the property ladder, searching for a quieter pace of life, or seeking a rewarding investment, this is the kind of home that rewards vision. Set on Bridle Road and surrounded by open outlooks, it's easy to picture the transformation — a modernised interior paired with timeless charm.

Inside, the ground floor features a cosy front-facing lounge, ideal for relaxed evenings, while the rear kitchen provides excellent scope to redesign and modernise. A built-in pantry/store cupboard adds practicality, and an inner hallway offers plumbing for a washing machine. Completing the ground floor is a shower room fitted with a corner shower, WC and vanity unit.

Upstairs, you'll find two generous double bedrooms, both enjoying far-reaching views across open fields — a rare and enviable feature that truly sets this home apart.

Outside, the low-maintenance gravel garden to the front keeps things simple, while to the rear a gated pathway leads to a delightful enclosed garden. Here, raised seating areas, artificial lawn and a useful shed create a private outdoor space perfect for relaxing, entertaining or adding your own finishing touches.

Dating back to the early 1900s and lovingly held within the same family for over a century, this is a home with history, heart and huge potential. Opportunities like this don't come along often.

Arrange your viewing today with PINEWOOD PROPERTIES and see the possibilities for yourself.

- TWO BEDROOM MID TERRACE- NO CHAIN
- TWO DOUBLE BEDROOMS
- FREEHOLD
- SCOPE FOR MODERNISATION
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZING OR INVESTMENT
- QUIET LOCATION - VIEWS OVER FIELDS FRONT & REAR
- ON STREET PARKING
- COUNCIL TAX BAND-A
- POPULAR LOCATION, EASY ACCESS TO LOCAL AMENITIES & M1 MOTORWAY
- LOW MAINTENANCE REAR GARDEN WITH SHED

### LOUNGE

13'4" x 12'0" (4.08 x 3.67)

Entering through a uPVC front door into a front facing lounge with feature fireplace. With painted paper decor, carpet, a central heating radiator and a uPVC double glazed window.

### KITCHEN

11'1" x 8'10" (3.39 x 2.70)

A rear facing kitchen with wooden painted wall and base units and laminated worktop. Painted paper decor and tiled splashback, carpet, a central heating radiator and uPVC double glazed window. There is space for a freestanding gas oven and a freestanding fridge freezer. Off the kitchen is an useful understairs store cupboard/pantry with electric plug socket.

### HALLWAY (rear)

3'3" x 7'1" (1.01 x 2.17)

Situated between the kitchen and bathroom a rear entrance hallway with uPVC door leading out to the rear of the property. With painted paper decor, tiling and laminate flooring. There is space and plumbing for a freestanding washing machine.

### BATHROOM (Downstairs)

5'4" x 6'10" (1.65 x 2.10)

Located at the rear of the property is a downstairs shower room with electric shower and corner cubicle, a sink set into a vanity unit and a W.C With painted decor, tiling and a tiled floor, a wall mounted white towel rail and a side facing uPVC double glazed window with frosted glass.

### STAIRS

Accessed from the kitchen through a sliding door to the staircase with painted paper decor and carpet.

### BEDROOM ONE

13'4" x 12'0" (4.08 x 3.67)

A generous front facing double bedroom with views over the fields opposite. With painted paper decor, carpet, a central heating radiator and a uPVC double glazed window. There is currently a freestanding double wardrobe, which is included with the property.

### BEDROOM TWO

11'2" x 9'0" (3.42 x 2.76)

A rear facing double bedroom with painted paper decor, carpet, a central heating radiator and a uPVC double glazed window. There is also a built in storage cupboard, which also houses the combi boiler.

### OUTSIDE

To the front of the property is a small enclosed gravel garden with two steps leading up to the front door.

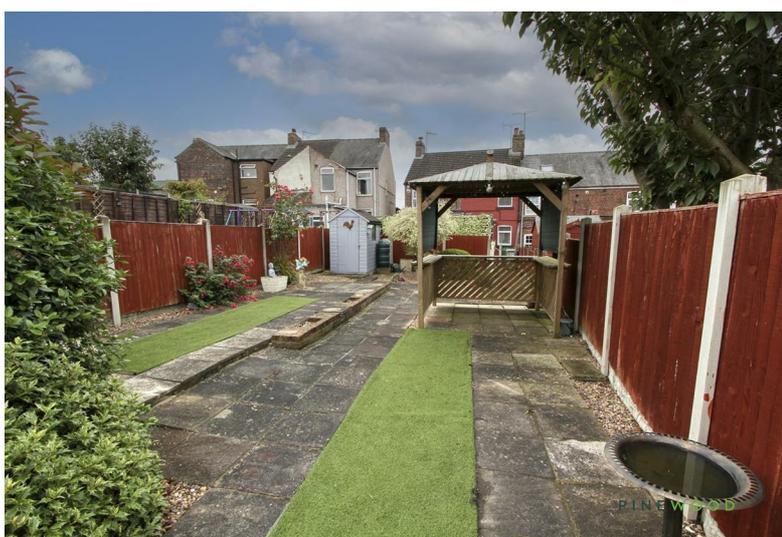
To the rear is a courtyard with shared access. Leading through a gateway is a paved pathway, which takes you to the enclosed low maintenance rear garden with artificial grass, gravelled sections and two separate raised seating areas. The garden also benefits from a shed.

### GENERAL INFORMATION

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

### 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.

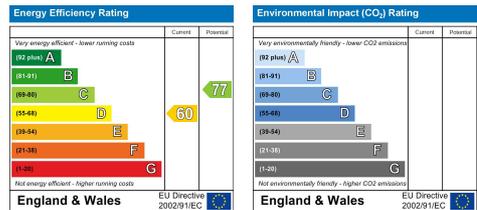
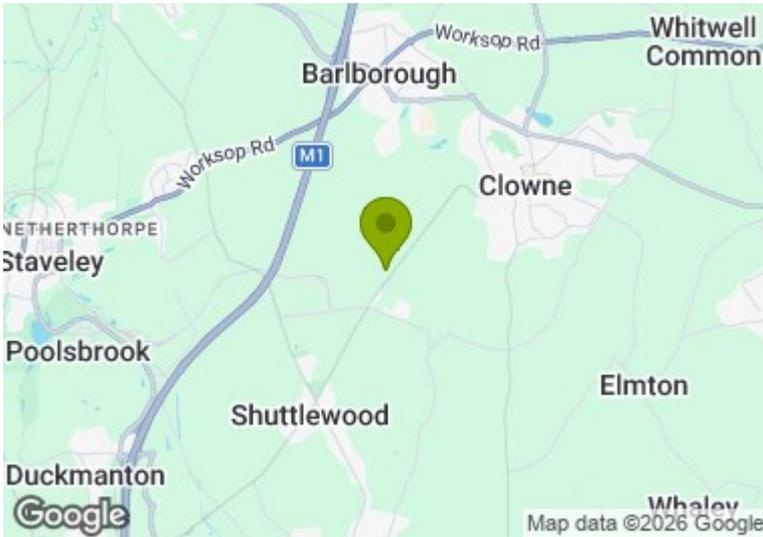


GROUND FLOOR  
32.4 sq.m. (349 sq.ft.) approx.

1ST FLOOR  
25.9 sq.m. (279 sq.ft.) approx.



TOTAL FLOOR AREA - 58.3 sq.m. (627 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 for any prospective purchase. 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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**SERVICES, SYSTEMS AND APPLIANCES** listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**MEASUREMENTS** have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**FIXTURES AND FITTINGS** may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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