



Barlborough Road, Clowne, Chesterfield, Derbyshire S43 4RF

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Offers In The Region Of £100,000

PINEWOOD



**Barlborough Road
Clowne
Chesterfield
Derbyshire
S43 4RF**

**Offers In The Region Of
£100,000**

**3 bedrooms
1 bathrooms
1 receptions**

- Freehold - Council Tax Band: A
 - 3 spacious bedrooms
 - 1 modern bathroom
 - Cosy reception room
 - Mid-terrace house
- Built in 1910 - Located in Clowne
 - Off street parking to the rear
 - Close to local amenities
 - Near transport links
 - Viewing recommended





****FULLY REDECORATED TERRACE, PERFECT FOR FIRST TIME BUYERS OR INVESTORS****

Found on Barlborough Road in the charming village of Clowne, Chesterfield, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1910, the property boasts a rich history while providing ample space for a growing family or those seeking a comfortable home.

Spanning an impressive 969 square feet, the house features three well-proportioned bedrooms, ensuring plenty of room for relaxation and rest. The single reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, making it easy to create a warm and homely atmosphere.

The property includes a bathroom that caters to the needs of modern living, providing convenience and comfort. The mid-terrace design allows for a sense of community while still offering privacy, making it an ideal choice for those who appreciate a friendly neighbourhood.

Located in Clowne, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing access to Chesterfield and beyond, making it a great base for commuters.

This charming home is a wonderful opportunity for anyone looking to settle in a vibrant community with a rich heritage. With its blend of traditional features and practical living space, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

Video tour available!

Contact Pinewood Properties for more information or to book a viewing!

Lounge

11'4" x 12'0" (3.46m x 3.67m)

The lounge offers a welcoming space with a front-facing window that fills the room with natural light. It features a neutral decor and carpeted flooring, providing a cosy area for relaxation or entertaining guests. Positioned adjacent to the main front door, this room benefits from the sensible layout and straightforward access to the rest of the home.

Kitchen/Diner

12'4" x 12'0" (3.75m x 3.67m)

This kitchen/diner is a practical and bright space, featuring a large window above the sink looking out to the rear garden. The countertops provide generous preparation areas, complemented by a range of upper and lower cabinets in neutral tones. The chevron patterned flooring adds character while the room's layout offers ample space for a dining table. The kitchen is connected to the bathroom and has a useful storage area and stair access.

Bathroom

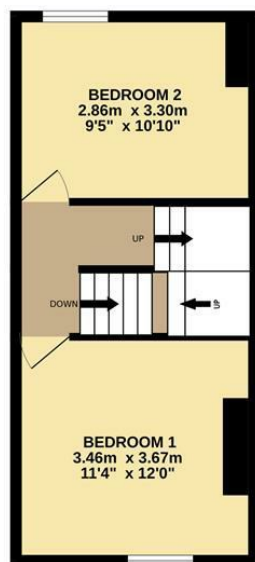
6'7" x 5'11" (2.01m x 1.80m)

The bathroom is a compact and functional space with tiled walls and flooring. It includes a bath with an overhead shower, a pedestal sink, and a close-coupled toilet. Two frosted windows provide privacy while allowing in natural light, maintaining a fresh and airy atmosphere.

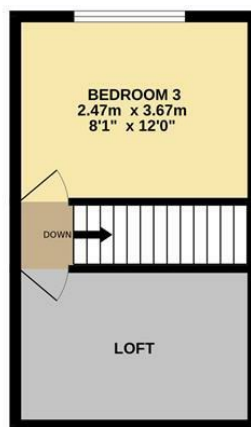
GROUND FLOOR
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR
29.9 sq.m. (322 sq.ft.) approx.



2ND FLOOR
23.2 sq.m. (249 sq.ft.) approx.



TOTAL FLOOR AREA: 90.0 sq.m. (969 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 1

11'4" x 12'0" (3.46m x 3.67m)

Bedroom 1 is spacious and bright, featuring a large window to the front and neutral carpeted flooring. The room's simple and fresh decor offers a flexible space that is easy to furnish and personalise. With a radiator beneath the window, it promises warmth and comfort.

Bedroom 2

9'5" x 10'10" (2.86m x 3.30m)

Bedroom 2 is a well-proportioned room positioned to the rear of the property. It also benefits from neutral carpeting and fresh walls, providing a light and airy feel. The window overlooks the garden, and there is a radiator for heating, making it a cosy bedroom with a pleasant outlook.

Bedroom 3

8'1" x 12'0" (2.47m x 3.67m)

Bedroom 3 occupies the second floor and features a sloped ceiling typical of a loft conversion. It is carpeted and painted in neutral tones, with large windows on one wall allowing plenty of natural light and offering distant views. A built-in bench seat is visible, creating a useful nook within the room. This space is ideal as a smaller bedroom, study, or hobby room.

Rear Garden

The rear garden is a charming outdoor space featuring a lawn bordered by hedges and a paved path leading to a gate at the far end. The garden is enclosed by a brick wall and fencing, providing privacy and a sheltered area for outdoor seating or gardening activities. The back of the house has a modest extension, and the garden enjoys a pleasant, enclosed feel. The property further benefits from off road parking for one car on the driveway to the rear of the property.

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.

GENERAL INFORMATION

EPC: TBC
Council Tax Band: A
Total Floor Area: 969 sq. ft. Approx
uPVC Double Glazing
Gas Central Heating

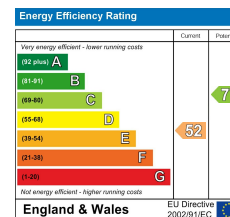
Reservation Agreement

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.



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