



Church Street South
Chesterfield

£120,000



PINEWOOD
PROPERTIES

Est. 2004

****NO CHAIN**IDEAL FOR FIRST TIME BUYERS OR INVESTORS**SOUTH FACING REAR GARDEN**SCOPE FOR IMPROVEMENT**** Pinewood Properties are delighted to offer this THREE DOUBLE bed semi detached property set in the village location of Birdholme. Great for access to Chesterfield Town Centre, Train Station, Royal Hospital and access to the M1 motorway. The property downstairs comprises of a modern kitchen diner (fitted approx 4 years ago) with soft close drawers, integrated fridge, oven, grill and four ring hob and space for a fridge freezer and dinging table. With a downstairs wc/cloakroom, spacious lounge and a large conservatory overlooking the rear garden. To the first floor are the main bedroom with walk in wardrobe/storage and views across the rear garden and the Hunloke community garden, two more double bedrooms and a bathroom with a white suite and corner shower cubicle, To the front is a black paved driveway for one car with scope to create another space, with gated access to the side of the property leading to the rear south facing garden with well stocked borders, lawn and space for a shed and greenhouse. With UPVC double glazing and electric heating.

****VIRTUAL VIDEO TOUR AVAILABLE****

****Please call Pinewood Properties for a viewing or more information****

- SOUTH FACING REAR GARDEN
- DOWNSTAIRS WC/CLOAKROOM
- VIEWS ACROSS HUNLOKE COMMUNAL GARDENS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- WALK IN WARDROBE TO MAIN BEDROOM
- MODERN KITCHEN DINER WITH INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS
- CONSERVATORY
- COSMETIC IMPROVEMENT REQUIRED
- CLOSE TO CHESTERFIELD TOWN CENTRE

Entrance Hall/Stairs/Landing

The property is entered through a uPVC door into a hallway with access to the lounge and the kitchen/diner, stairs rising to the first floor with carpet, cream wallpapered decor, uPVC window, electric heater and loft access.

Kitchen

10'8" x 16'6" (3.27m x 5.03m)

The modern kitchen is approx 4 years old with a great range of cream shaker style soft close wall and base units with a complimentary worktop, stainless 1 1/2 sink with brushed stainless mono bloc tap, four ring electric hob and ZANUSSI oven/grill. With integrated fridge, space/plumbing for a washing machine and space for a fridge freezer. With magnolia painted decor and carpet, electric heater and two uPVC windows letting in lots of light.

Lounge

13'3" x 16'5" (4.06m x 5.01m)

The spacious lounge has magnolia wallpaper decor, carpet, electric fire and stone surround and uPVC window.

Conservatory

14'1" x 9'6" (4.31m x 2.91m)

The brick/uPVC conservatory has uPVC french doors leading to the rear garden, electric heater, magnolia painted decor and carpet.

Downstairs WC/Cloakroom

2'11" x 6'6" (0.91m x 1.99m)

The downstairs WC/Cloakroom has a cistern wc. lino flooring, cream wallpaper decor and storage cupboard.

Rear Porch

With a uPVC door leading to the rear garden, magnolia decor and carpet.

Bathroom

8'10" x 4'11" (2.71m x 1.51m)

The bathroom has a white suite comprising of a pedestal hand basin with chrome taps, corner shower cubicle, cistern wc. white tiled flashbacks, two uPVC windows with frosted glass, storage cupboard and magnolia painted decor.

Bedroom One

10'8" x 11'2" (3.26m x 3.42m)

This double bedroom to the rear aspect has magnolia painted decor, carpet, two uPVC windows with views across the garden and communal gardens beyond, electric heater and walk in wardrobe/storage/

Bedroom Three

10'1" x 7'9" (3.09m x 2.37m)

This double bedroom to the rear aspect has cream wallpaper decor, carpet, electric heater and a uPVC window overlooking the garden and communal gardens beyond.

Bedroom Two

10'8" x 8'3" (3.27m x 2.53m)

This double bedroom to the front aspect has carpet, cream wallpaper decor, storage airing cupboard, uPVC window and electric heater.

Rear Garden

This beautiful SOUTH FACING rear garden has well stocked borders with patio area, level lawn, is fully enclosed and includes space for a shed and greenhouse.

Front

To the front is a block paved driveway for one car, with scope for making this larger to fit two cars on and gated access to the side of the property.

General

Tenure: Freehold

Total Floor Area: 1059 sq ft / 98.3 sq m

Energy Performance Rating: TBC

Fully uPVC Double Glazing

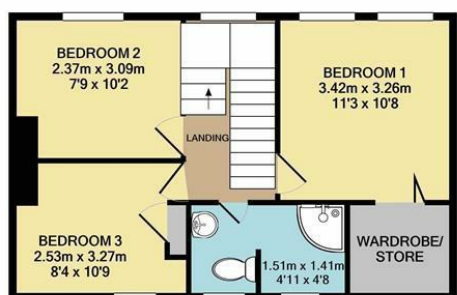
Electric Heating

Loft





GROUND FLOOR
APPROX. FLOOR
AREA 56.2 SQ.M.
(605 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.1 SQ.M.
(454 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.3 SQ.M. (1059 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

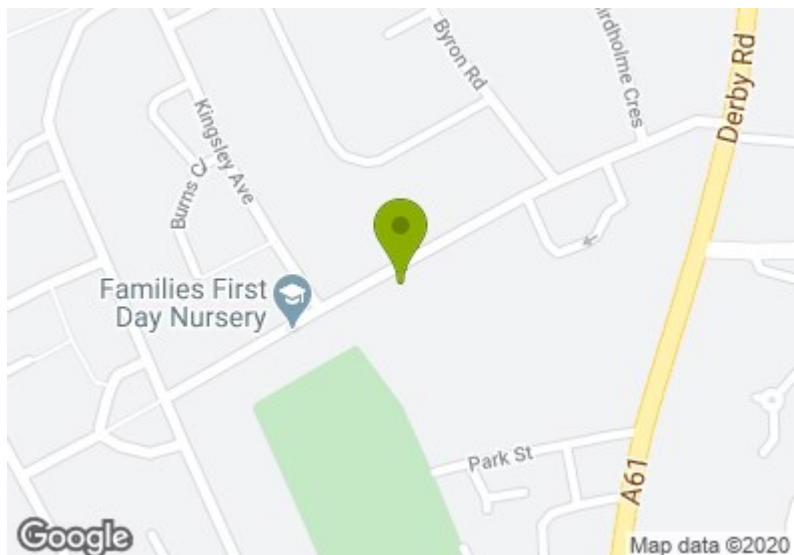
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	12	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



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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.

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