



Chesterfield Road, Staveley, Chesterfield, Derbyshire S43 3QQ

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£105,000

PINEWOOD





# Chesterfield Road Staveley Chesterfield Derbyshire S43 3QQ

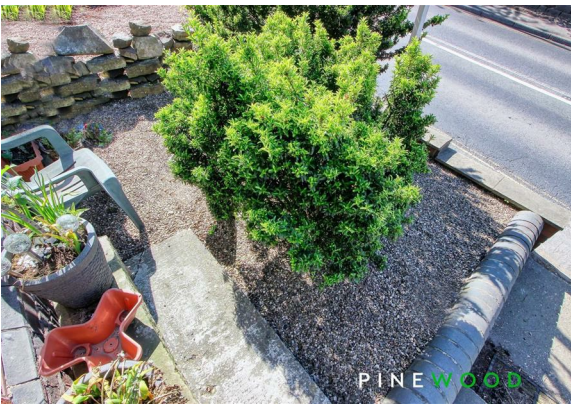
## £105,000

**2 bedrooms  
1 bathrooms  
2 receptions**

- NO CHAIN - IDEAL FOR FIRST TIME BUYERS AND INVESTORS - POSS GROSS YIELD 8.3%
- SOUTH FACING REAR ENCLOSED COURTYARD WITH OUTBUILDING/STORE
- SET BACK OFF THE ROAD - OVERLOOKING TREES TO THE FRONT - CLOSE TO THE CHESTERFIELD CANAL TOWPATH FOR WALKS
- ON THE EDGE OF THE TOWN OF STAVELEY, CLOSE TO ALL THE AMENITIES AND WELL REGARDED SCHOOLS
  - TWO RECEPTION ROOMS - TWO DOUBLE BEDROOMS
- MODERN BATHROOM WITH WHITE SUITE WITH SHOWER OVER BATH
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX A
  - WALKING DISTANCE TO POOLSBROOK COUNTRY PARK
- ON A BUS ROUTE - MAIN COMMUTER ROUTE - EASY ACCESS TO THE M1 NOTORWAY







**NO CHAIN** - A charming and deceptively spacious two double bedroom mid-terraced home, perfectly positioned for easy access to Staveley, Chesterfield town centre, and excellent commuter routes, including the M1 motorway. Surrounded by a wealth of everyday conveniences, the property is within close reach of supermarkets, well-regarded local schools, and main bus routes — making it a superb choice for first-time buyers, young families, or buy-to-let investors alike.

Step inside to discover a warm and welcoming interior, beginning with a comfortable lounge that flows seamlessly into a generous dining room — ideal for entertaining or family meals. To the rear is a modern, well-appointed kitchen fitted with contemporary units and integrated appliances including an oven, hob, and extractor.

Upstairs, the property continues to impress with two spacious double bedrooms and a beautifully finished, fully tiled family bathroom featuring a sleek white suite and shower over the bath.

The home also benefits from a practical cellar offering valuable storage space, uPVC double glazing throughout, and gas central heating powered by an efficient combi boiler. Outside, you'll find a delightful enclosed rear garden complete with an outbuilding — perfect for additional storage or workshop potential.

On-street parking is available to the front, and there's also the option to rent a garage via the local council or from the street behind, adding flexibility for car owners.

With its blend of traditional character and modern comfort, this well-maintained property offers fantastic value in a popular residential location. Early viewing is strongly recommended.

#### Lounge

11'11" x 12'11" (3.64 x 3.94)

The property is entered into the lounge with neutral painted decor, coving, feature fireplace, carpet, radiator and uPVC window.

#### Dining Room

13'0" x 12'11" (3.97 x 3.93)

The second reception room has neutral decor, coving and carpet, feature fireplace, radiator and uPVC window.

#### Kitchen

9'4" x 7'1" (2.84 x 2.15)

The modern kitchen has a range of drawers, wall and base units with a complimentary laminated worktop and tiled surrounds, with under unit lighting, integrated oven, hob and extractor, space and plumbing for a washing machine and space for a tall fridge freezer, with stainless sink and chrome mixer tap, radiator, painted decor and uPVC window, the uPVC door leads to the rear garden.

#### Bedroom One

11'11" x 12'11" (3.63 x 3.93)

This is a double bedroom to the front aspect with neutral painted decor, carpet, radiator and uPVC window.

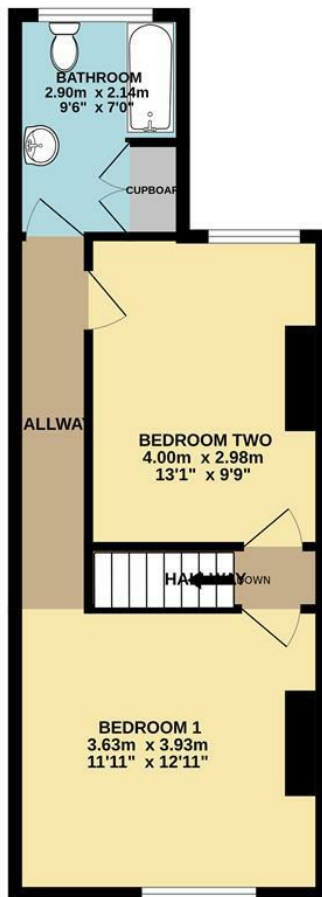
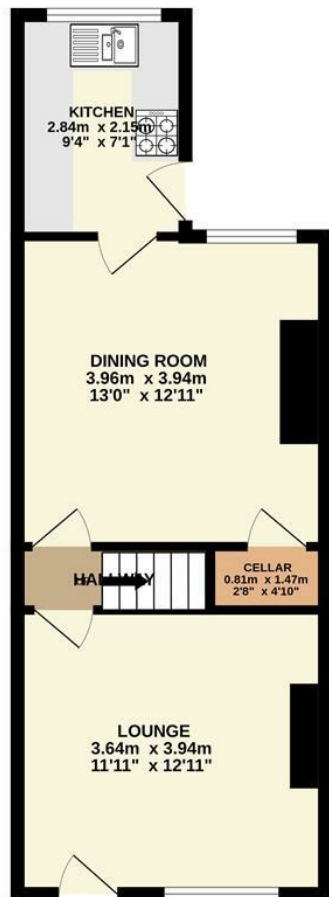
#### Bedroom Two

13'2" x 9'9" (4.01 x 2.98)

This is a double bedroom to the rear aspect with carpet, painted decor, radiator and uPVC window.

GROUND FLOOR  
38.0 sq.m. (409 sq.ft.) approx.

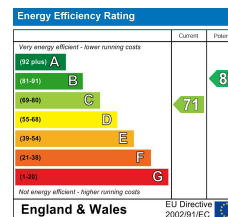
1ST FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 76.2 sq.m. (820 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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### Bathroom

9'6" x 7'0" (2.90 x 2.14)

The modern fully tiled bathroom has a three piece white suite comprising a low flush wc, pedestal hand basin with chrome taps and a bath with glass shower screen and shower. With grey wood effect vinyl flooring, radiator, built in storage cupboard housing the combi boiler and uPVC frosted window.

### Exterior

The property is set back from the road via a small forecourt, to the rear is an enclosed south west facing garden with patio and outbuilding/store.

### General Information

Tenure: Freehold  
Total Floor Area: 820.00 sq ft / 76.2 sq m  
Council Tax Band: A  
Energy Performance Rating: C  
Fully uPVC Double Glazing  
Gas Central Heating: Combi Boiler

### 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 May Be Available

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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**PINEWOOD**