



**Scarsdale Crescent, Brimington, Chesterfield, Derbyshire S43 1AN**

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**Guide Price £160,000**

**PINEWOOD**





# Scarsdale Crescent Brimington Chesterfield Derbyshire S43 1AN



## Guide Price £160,000

**2 bedrooms  
1 bathrooms  
1 receptions**

- PERFECT FOR THE FIRST TIME BUYER OR INVESTOR - Approx. 6.2% Gross Yield
  - MODERN KITCHEN WITH PANTRY/STORE
  - BUILT IN STORAGE TO LOUNGE AND FEATURE FIREPLACE
- TWO DOUBLE BEDROOMS - BOTH WITH BUILT IN WARDROBES/STORAGE
- NEWLY CONSTRUCTED OFF ROAD PARKING TO FRONT FOR 4/5 CARS
- SOUTH FACING ENCLOSED REAR GARDEN - TWO BRICK BUILT OUTBUILDINGS - PLAYHOUSE INCLUDED IN SALE
- GAS CENTRAL HEATING - COMBI BOILER - UPVC DOUBLE GLAZING - FREEHOLD - COUNCIL TAX BAND A
- POPULAR RESIDENTIAL AREA - CLOSE TO ALL THE VILLAGE AMENITIES
- EASY ACCESS TO THE MAIN COMMUTER LINKS TO CHESTERFIELD/SHEFFIELD AND M1 MOTORWAY ACCESS
- BATHROOM AND SEPERATE WC BOTH RENOVATED IN 2025





**\*\*GUIDE PRICE £160,000-£170,000\*\*Spacious Two-Bedroom Semi-Detached Home in Popular Residential Area**

A fantastic opportunity to acquire this well-presented two-double bedroom semi-detached home, situated in a sought-after residential area. The property features two generous double bedrooms, both with built-in wardrobes and storage, offering comfortable and practical living spaces.

The lounge is bright and inviting, with laminate flooring, neutral décor, feature fireplace and a built-in storage cupboard. The modern kitchen is fitted with ample wall and base units, laminated worktops, tiled splashbacks, a pantry/store, and space for freestanding appliances.

The property benefits from a newly constructed driveway to the front, providing parking for four to five vehicles, an extensive front lawn, and an enclosed, south-facing rear family sized garden with a patio, generous lawn, two brick-built outbuildings, and a playhouse included in the sale — perfect for outdoor living and storage.

Additional features include a renovated bathroom and separate WC (upgraded 2025), gas central heating via a combi boiler, UPVC double glazing, and freehold tenure.

Ideally located within walking distance of well-regarded infant and junior schools, local village amenities, and with excellent access to main commuter routes, Chesterfield Canal, Chesterfield Town Centre and the M1 motorway, this home is perfect for first-time buyers or investors seeking a ready-to-move-in property.

**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

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#### **HALLWAY**

Enter through the side door into a welcoming hallway with grey carpet, painted décor, a radiator, and a UPVC window allowing natural light to fill the space. The hallway opens seamlessly into the lounge and kitchen, creating a bright and inviting flow throughout the ground floor, stairs rise from the hallway to the first-floor landing, also carpeted in grey, with loft access and an additional UPVC window.

#### **LOUNGE**

15'7" x 11'11" (4.76 x 3.65)

A spacious and bright lounge featuring carpet and neutral painted décor. The room is illuminated by a ceiling light and two UPVC windows, and includes a tiled fireplace. Additional storage is provided by a built-in under-stairs cupboard, creating a practical and inviting living space.

#### **KITCHEN**

15'5" x 8'3" (4.71 x 2.53)

The kitchen is fitted with a range of beech wall and base units with laminated worktops and tiled splashbacks, complemented by vinyl flooring and painted décor. It includes a sink with mixer tap, space for a freestanding cooker, under-counter space for a washing machine, and room for a tall fridge/freezer. A spacious pantry/store provides additional storage, and a wall-mounted boiler is discreetly positioned. Natural light fills the room through a UPVC window, and a composite door leads directly to the rear garden, creating a bright and practical kitchen space.

#### **STAIRS AND LANDING**

A carpeted staircase leads to the first-floor landing, decorated in neutral tones and providing access to the loft. The landing is illuminated by a ceiling light and features a radiator, with doors leading to two bedrooms, the bathroom, a separate WC, and a storage cupboard.

#### **BEDROOM ONE**

12'1" x 11'8" (3.70 x 3.57)

A bright and spacious double bedroom featuring carpeted flooring, built-in storage/wardrobe and painted décor. The room is illuminated by a ceiling light and benefits from a radiator and a front-facing UPVC window overlooking the front garden, creating a welcoming and airy space.

#### **BEDROOM TWO**

12'1" x 10'2" (3.70 x 3.10)

A second double bedroom with carpeted flooring and neutral décor. The room features a ceiling light, radiator, and a rear-facing uPVC window, as well as a door leading to a convenient built-in storage cupboard.

#### **BATHROOM**

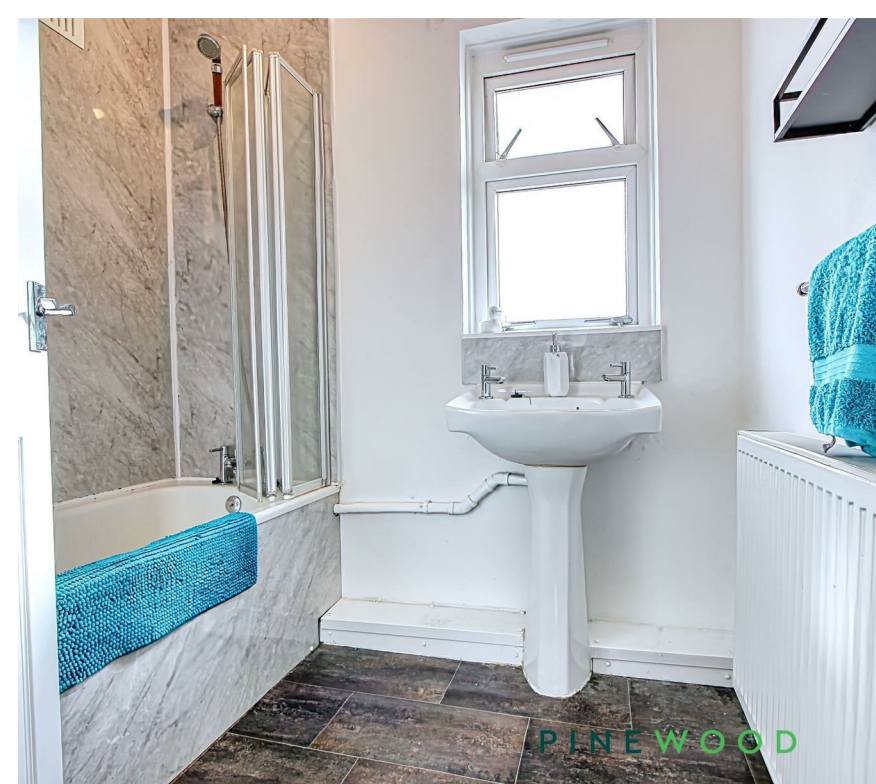
6'7" x 5'6" (2.03 x 1.69)

The bathroom is fitted with a bath with shower over and a concertina shower screen, pedestal sink with chrome taps. It features tiled-effect vinyl flooring, part-tiled walls with mermaid boarding, and partially painted décor. A ceiling light, radiator, and frosted UPVC window complete this bright and functional space, upgraded in 2025.

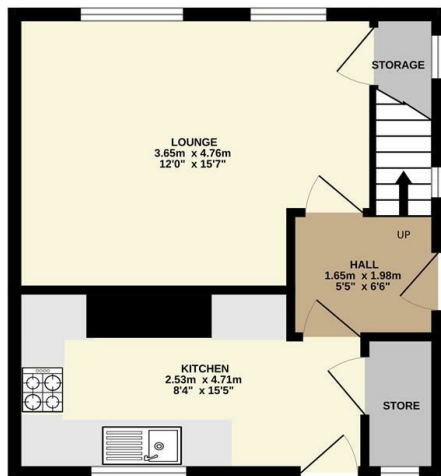
#### **SEPERATE WC**

6'5" x 3'0" (1.97 x 0.93)

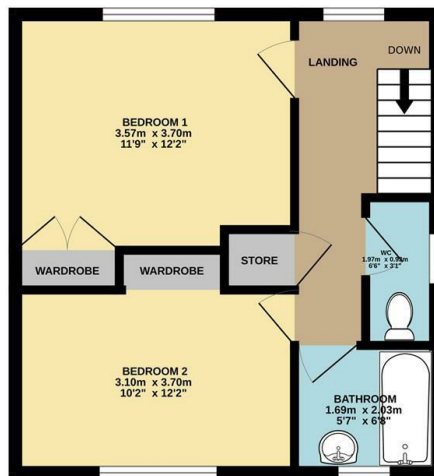
A separate WC upgraded in 2025 featuring a low-flush WC, wall panelling, and tiled-effect vinyl flooring. The room benefits from a ceiling light, radiator, and frosted UPVC window, providing a practical and functional addition to the first floor.



GROUND FLOOR  
33.1 sq.m. (356 sq.ft.) approx.

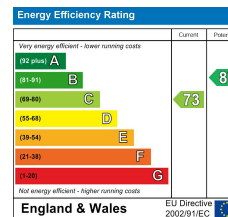


1ST FLOOR  
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA : 66.9 sq.m. (720 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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## EXTERIOR

To the front, the property boasts a spacious, well-maintained lawn with a pathway leading to the entrance, bordered by shrubs, and a newly constructed gravel driveway providing parking for four to five cars. To the rear, the enclosed and private south facing garden features a concrete patio area and two brick outbuildings, steps leading up to a generous lawn, offering both outdoor living space and practical storage solutions

## GENERAL INFORMATION

TENURE - FREEHOLD  
FULLY UPVC DOUBLE GLAZED  
GAS CENTRAL HEATING - COMBI BOILER  
LOFT- PARTIALLY BOARDED WITH PULL DOWN LADDER  
COUNCIL TAX BAND A  
TOTAL FLOOR AREA 720.00 SQ FT / 66.9 SQ M  
EPC RATED C

## MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

## 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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