



Old Hall Road  
Chesterfield

£350,000

5 1 2 D



**PINEWOOD**  
PROPERTIES

*Est. 2004*

**\*\*SOUTH EAST FACING GARDEN\*\*WELL PRESENTED\*\*** Pinewood Properties are delighted to offer this beautifully presented FIVE BED semi-detached set over three floors and a ready-made family home bursting with character. The property was built in 1915 and still has many of the original period features. It is set in a great sized plot with driveway parking for three cars and a fantastic south east facing well stocked garden in the sought after location of Ashgate which is within walking distance to the town centre and all the amenities that Chatsworth Road has to offer with its bars, shops and restaurants and also in the Brookfield School Catchment Area. The property downstairs comprises of a lounge with feature fireplace and bay window, dining room with French doors leading to the garden, kitchen, conservatory / sun room and stairs to the cellar. To the 1st Floor is a master bedroom, two further double bedrooms and a stylish bathroom, WC and stairs rising to the 2nd floor. Here are two further bedrooms and a large storage room. To the front is a well stocked garden with driveway parking for up to three cars, side access to the large rear L-shaped garden being south facing and private. There are also two outside stores and a WC. uPVC double glazing and Gas Central Heating.

**\*\*To book you viewing today please call Pinewood Properties on 01246 221039 or book your viewing on our website\*\***

- SOUTH EAST FACING REAR PATIO AND LANDSCAPED GARDEN BEING WELL STOCKED WITH POND
- BUILT IN 1915 AND MANY PERIOD FEATURES INCLUDING CAST IRON FIREPLACES, TILES AND STAINED GLASS WINDOW
- TWO OUTBUILDINGS / STORES
- CELLAR
- MODERN BATHROOM WITH FREESTANDING BATH AND CORNER SHOWER CUBICLE
- AMPLE GATED DRIVEWAY PARKING FOR THREE CARS
- SOLAR PANELS GENERATING ELECTRICITY AND INCOME
- CONSERVATORY / SUN ROOM
- THREE DOUBLE BEDROOMS AND TWO FURTHER GENEROUS BEDROOMS
- SEPARATE TOILET

#### Porch

34" x 3'6" (1.01 x 1.06)

The property is entered into a porch area through a wooden door with tiled flooring, stained glass window and feature period tiles to the walls.

#### Entrance Hall

From the porch a door leads into the entrance hall with tiled flooring, radiator and a door leads to the cellar.

#### Lounge

13'4" x 16'7" (4.06 x 5.06)

This fantastic reception room has a large uPVC bay window, neutral carpet and décor, coving, picture rail, inbuilt storage and a feature fireplace with gas fire set in a tiled surround.

#### Dining Room

11'2" x 14'2" (3.40 x 4.32)

This elegant reception room features wooden laminate flooring, green and white décor, uPVC window, uPVC French doors leading to the rear garden, coving, picture rail, ceiling rose and radiator.

#### Kitchen

9'6" x 14'3" (2.89 x 4.34)

The superb kitchen has a great range of cream farmhouse style wall and base units with a complimentary granite worktop, inset sink with chrome mono bloc mixer tap, integrated dishwasher, space and plumbing for a washing machine and tumble dryer, space for a tall fridge freezer, space for a range cooker, cream tiled flooring, inset spotlights, window into conservatory coving and neutral décor.

#### Conservatory

8'5" x 8'0" (2.57 x 2.43)

The conservatory/sun room is accessed from the kitchen with cream tiled flooring, glazed roof, painted décor, uPVC windows, window to the kitchen, uPVC door and radiator.

#### Cellar

This is a useable store room.

#### Master Bedroom

13'2" x 13'5" (4.02 x 4.09)

This double bedroom to the front aspect has a neutral carpet, painted décor, coving, picture rail, ceiling rose, radiator, cast iron fireplace and a uPVC window overlooking the front garden and driveway.

#### Bedroom Three

9'2" x 14'0" (2.80 x 4.27)

This double bedroom is dual aspect having two uPVC windows overlooking the driveway and the rear garden, a cast iron fireplace with tiled hearth, beige carpet, picture rail, coving and wallpaper décor.

#### Bedroom Two

9'4" x 14'9" (2.84 x 4.50)

This double bedroom to the rear aspect has a beige carpet, neutral décor, dado rail, coving, picture rail, radiator and a uPVC window overlooking the rear garden.

#### Bathroom

6'0" x 11'1" (1.83 x 3.37)

The modern bathroom is part beige tiled and part wallpaper décor with dado rail and beige part tiled and part linoleum to the flooring. With a white four piece suite comprising of a corner shower cubicle, freestanding cast iron bath with chrome taps, cistern WC and pedestal wash handbasin with chrome taps. With a uPVC frosted window and chrome towel radiator.

#### Bedroom Four ( 2nd Floor)

7'7" x 13'5" (2.31 x 4.08)

This double bedroom to the 2nd floor has neutral carpet, neutral décor with eaves storage, uPVC window and radiator.

#### Bedroom Five ( 2nd Floor)

9'3" x 9'6" (2.81 x 2.90)

This bedroom to the 2nd floor has neutral carpet, white painted décor, skylight, radiator and access into a large eaves store room.

#### WC

3'3" x 3'11" (1.00 x 1.19)

The WC has a neutral carpet, wallpaper décor, corner sink and chrome taps, cistern WC and a uPVC window.

#### Galleried Stairs and Landing

The elegant galleried landing has stairs rising from the ground floor to the 1st floor and again to the 2nd floor with striped carpet, white / grey painted décor, dado rail, white glossed spindles and uPVC window.

#### Front

To the front of the property is a block paved gated driveway for up to three cars, front well stocked lawned area and gated access to the rear of the property.

#### Garden

To the rear of the property is a fantastic L shaped family sized private south facing well stocked garden with lawn, two patio seating areas, pond, shed and access to two outbuilding / stores and the outside WC / store.

#### General

Total floor area: 158.2 sq m / 1700 sq ft

Energy Performance Rating: D

Tenure: Freehold

All external windows uPVC wood effect double glazed

Damp Proof course in the dining room fitted approx 2016

Owned Solar panels and generates enough electric to cover the full household electric usage.

Fully Alarmed fitted approx 2016

Shed and playhouse by separate negotiation

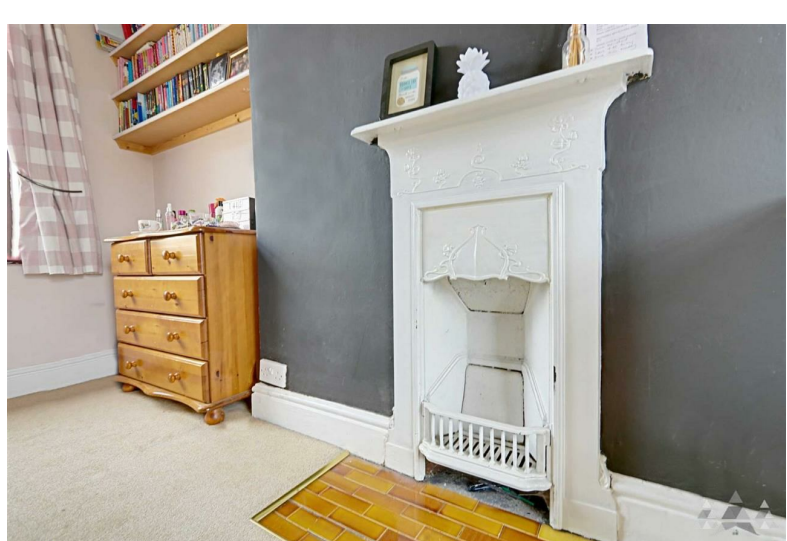
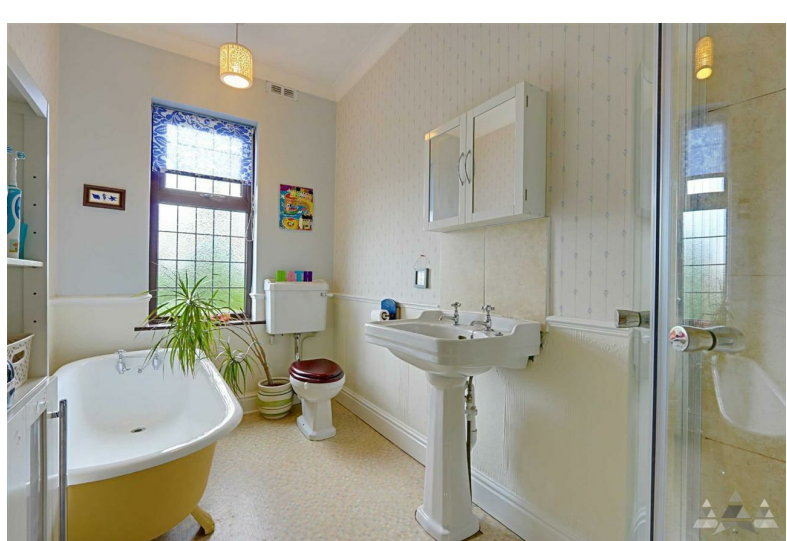
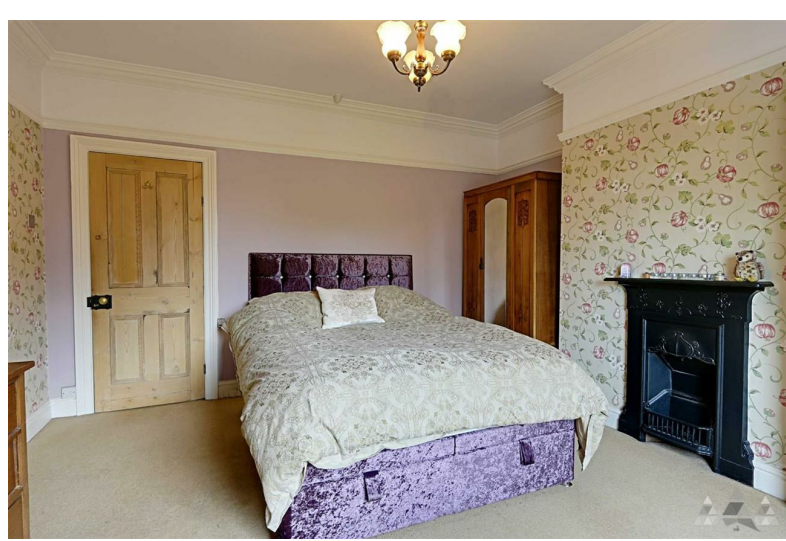
Gas Central Heating (Combi Boiler)

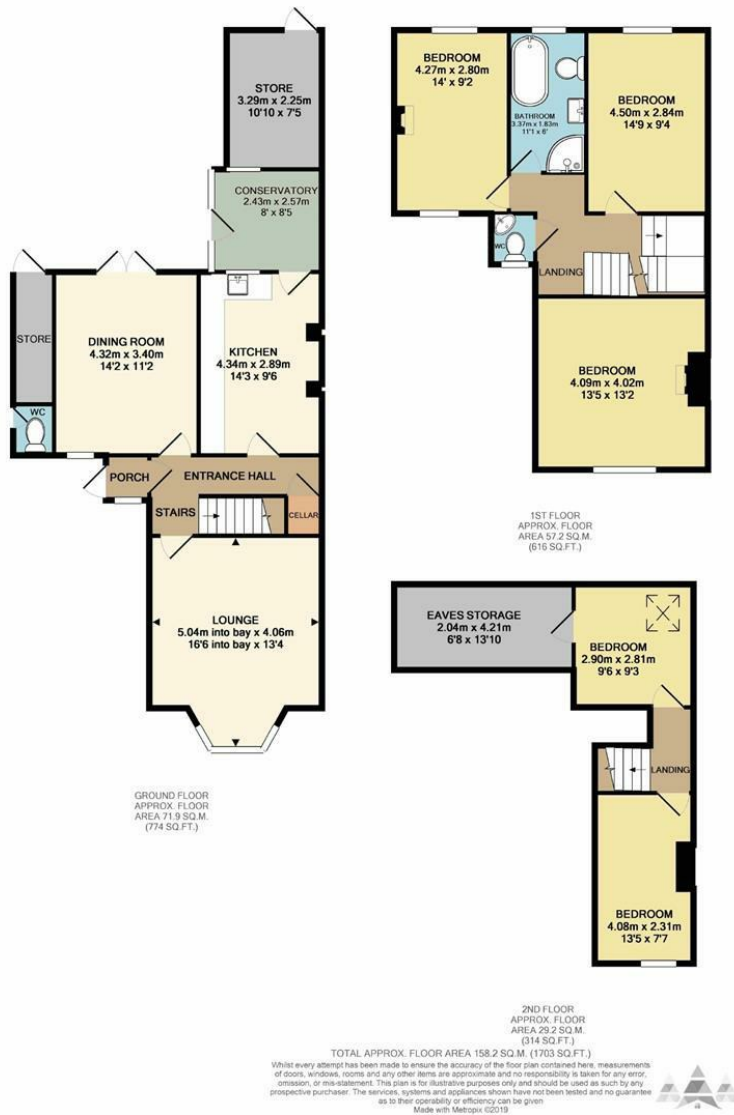
Fridge, Freezer, washing machine and tumble dryer by separate negotiation

#### Location

Chesterfield is a market town on the edge of the Peak District National Park with the famous Crooked Spire







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	<b>71</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>50</b>	<b>63</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**Chesterfield Office**  
33 Holywell Street  
Chesterfield, S41 7SA  
sales 01246 221039  
lettings 01246 224286

**Mansfield Office**  
24 Albert Street  
Mansfield, NG18 1EB  
sales 01623 305299  
lettings 01623 621001

pinewoodproperties.co.uk

