

PINEWOOD



North Wingfield Road, Grassmoor, Chesterfield, Derbyshire S42 5ER

2 1 2 EPC E

£125,000



****REAR GARDEN**IDEAL FOR FIRST TIME BUYERS OR INVESTORS****

Pinewood Properties are delighted to offer this TWO BED mid terraced with rear garden. Located on the main road through Grassmoor, close to all the local village amenities, excellent transport links and ideal for access to the M1 motorway, close to the Avenue Nature Reserve and Grassmoor Country Park for walks. The property downstairs comprises a lounge, dining room and kitchen. To the first floor there are two double bedrooms and a bathroom with white suite and shower over the bath. To the rear is a fully enclosed garden with two out buildings, one of which contains a toilet. The property also benefits from UPVC Double Glazing and Gas Central Heating.

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

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!****

- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- BATHROOM WITH WHITE SUITE
- CLOSE TO LOCAL AMENITIES
- VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- CLOSE TO AVENUE NATURE RESERVE AND GRASSMOOR COUNTRY PARK FOR WALKS
- FREEHOLD PROPERTY - COUNCIL TAX BAND 'A'

ACCOMODATION

Entrance is gained through the front upvc double glazed door into the;

LOUNGE

13'1" x 10'11" (4.0 x 3.35)

Featuring a stone built fireplace a central heating radiator and a television aerial point and telephone point. Also fitted is a uPVC double glazed window viewing to the front of the property and an open door way leading to the;

DINING ROOM

10'11" x 10'0" (3.35 x 3.06)

Having a feature fire place, a central heating radiator, an under stairs storage cupboard, a door giving access to the stairs leading to the first floor accommodation, a uPVC double glazed window viewing to the rear of the property and a door leading to the;

KITCHEN

11'11" x 7'2" (3.64 x 2.19)

Fitted with a range of units with white cupboard doors and drawer fronts fitted above and below areas of easy clean work surfaces inset to which is a stainless steel sink with mixer tap. There is also tiling to splash back areas, a gas cooker point, plumbing for an automatic washing machine, a central heating radiator, a uPVC double glazed window viewing to the side of the property, the combination boiler and a uPVC double glazed door opening to the rear.

Returning to the Dining Room and taking the stairs to the first floor landing having access to the loft space and doors leading to;

BEDROOM ONE

13'1" x 10'11" (3.99 x 3.33)

Having a central heating radiator, and two uPVC double glazed windows viewing to the front of the property.

BEDROOM TWO

10'10" x 10'0" (3.32 x 3.06)

Having a central heating radiator, a built in storage cupboard and a uPVC double glazed window viewing to the rear of the property.

BATHROOM

12'1" x 7'3" (3.70 x 2.21)

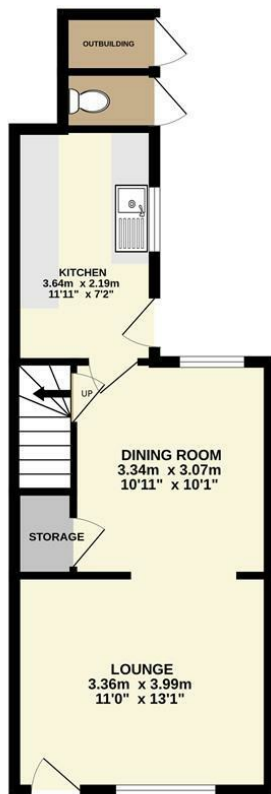
Fitted with a suite in white comprising of a panelled bath with shower over, a wash hand basin with pedestal and tiled splash back area and a low flush toilet. Also fitted is a central heating radiator, a built-in storage cupboard and a uPVC double glazed window viewing to the rear of the property.

OUTSIDE

To the front of the property is a small garden and a path leading to the front door.

To the rear of the property is a concreted patio area, two outside buildings, one of which contains a toilet and a gate for the shared access across the neighbouring property. Beyond is a the fully enclosed garden.





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.
Made with Metropix ©2023



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

78

43

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

PINEWOOD

