



**Williamthorpe Road, North Wingfield, Chesterfield, Derbyshire S42 5NU**

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**Guide Price £135,000**

PINEWOOD





# Williamthorpe Road North Wingfield Chesterfield Derbyshire S42 5NU



## Guide Price £135,000

**2 bedrooms**  
**1 bathrooms**  
**2 receptions**

- UPGRADED HOME - NO CHAIN - SUITABLE FOR THE FIRST TIME BUYERS, COUPLES, SMALL FAMILIES OR INVESTORS
  - NEW DECOR, NEW GREY CARPETS AND FLOORINGS
    - NEXT TO THE FIVE PITS TRAIL FOR WALKS
    - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29
- REAR ENCLOSED GARDEN WITH SINGLE GARAGE AND THREE STORES - ACCESS TO REAR ROAD - PARKING AVAILABLE
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR, FRIDGE AND FREEZER
  - STYLISH BATHROOM WITH WHITE THREE PIECE SUITE WITH SHOWER OVER BATH
- TWO DOUBLE BEDROOMS BOTH WITH NEW GREY CARPET AND NEW NEUTRAL DECOR
- TWO RECEPTION ROOMS - DINING ROOM DUAL ASPECT WITH BUILT IN UNDER STAIRS STORAGE
- CLOSE TO THE NEARBY VILLAGE AMENITIES AND CLOSE TO THE TOWNS OF CHESTERFIELD AND CLAY CROSS





\*GUIDE PRICE £135,000-£145,000\*NO CHAIN - Offering Two Double Bedroom Home with Garage and Garden.

PERFECT FOR THE FIRST TIME BUYERS, SMALL FAMILIES OR INVESTORS, This well-presented and upgraded two double bedroom semi detached home offers a perfect blend of modern living and practical family space. The property features a lounge and dining room with new grey carpets and new neutral décor, a modern fitted kitchen with parquet wood-effect vinyl flooring, integrated fridge, freezer, oven, hob and extractor, and space for a washing machine, as well as a useful rear porch. Upstairs, there are two double bedrooms both with new grey carpet and new décor a modern bathroom with a white suite, bath, shower over, and built-in storage housing the combi boiler.

Outside, the property is set back from the road behind a planted front garden with a side pathway leading to the rear. The rear garden is laid with astro turf, plants, and shrubs, with gated access to a rear access road where parking is possible. A single garage with two built-in storage areas completes the home. With Gas Central Heating (Combi Boiler) and uPVC Double Glazing.

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

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

#### LOUNGE

11'1" x 8'8" (3.38 x 2.65)

A well-presented lounge featuring a newly fitted grey carpet and neutral cream décor, complemented by painted walls. The room benefits from a radiator, a UPVC window allowing plenty of natural light, and a UPVC entrance door.

#### DINING ROOM - 2ND RECEPTION ROOM

16'6" x 13'5" (5.04 x 4.10)

A spacious dining room, second reception room featuring a newly fitted grey carpet and neutral cream painted décor. The room benefits from a built-in under-stairs storage cupboard, a radiator, two UPVC windows providing ample natural light, and an attractive open fireplace, adding character to the space.

#### KITCHEN

8'9" x 7'0" (2.68 x 2.14)

The kitchen is fitted with parquet wood-effect vinyl flooring and features a laminated worktop. Appliances include a four-ring electric hob with oven and extractor hood. The room also benefits from a stainless steel sink with chrome mixer tap, integrated fridge and freezer, and space with plumbing for a washing machine. Additional features include a radiator and a UPVC window providing natural light.

#### REAR PORCH

5'10" x 5'5" (1.80 x 1.67)

A useful rear porch finished with hard-wearing carpet and painted décor. The space features UPVC windows, a UPVC door providing access to the rear, and a practical corrugated roof.

#### STAIRS AND LANDING

Stairs and landing laid with grey carpet, complemented by painted décor and providing access to the loft.

#### BEDROOM ONE

13'6" x 11'9" (4.13 x 3.60)

A well-proportioned double bedroom located to the front of the property, featuring grey carpet and painted décor. The room benefits from a built-in storage cupboard, a radiator, and a UPVC window allowing plenty of natural light.

#### BEDROOM TWO

13'2" x 10'7" (4.03 x 3.24)

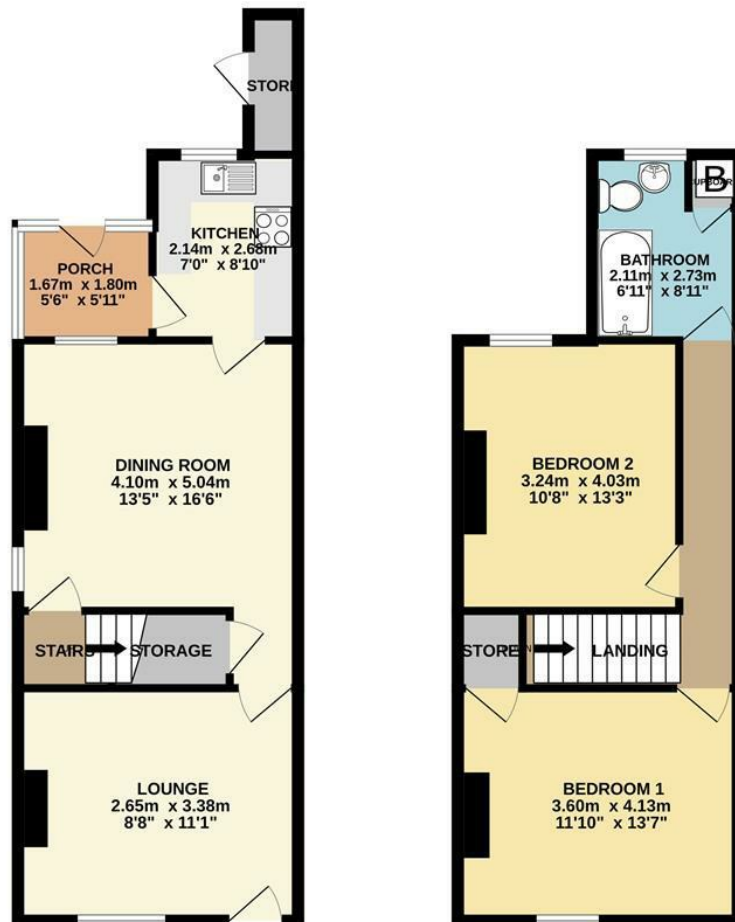
A double bedroom situated to the rear of the property, finished with grey carpet and painted décor. The room benefits from a radiator and a UPVC window providing natural light.





GROUND FLOOR  
43.6 sq.m. (469 sq.ft.) approx.

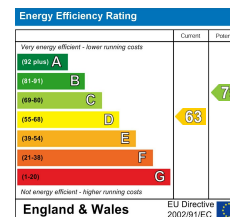
1ST FLOOR  
38.9 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 82.5 sq.m. (888 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

8'11" x 6'11" (2.73 x 2.11)

The bathroom is finished with parquet wood-effect vinyl flooring and painted décor. It features a low-flush WC, a bath with chrome taps and shower, and a glass screen. A pedestal sink with chrome taps is included, along with a built-in cupboard housing the boiler. The room is completed with UPVC frosted windows for privacy.

## SINGLE GARAGE/STORE

17'3" x 13'9" (5.26 x 4.2)

## EXTERIOR

To the front, the property is set back from the road behind a planted garden, with a side pathway leading to the rear. The rear garden features astro turf, plants, and shrubs, with gated access to a rear access road where parking is possible. The property also benefits from a single garage with two built-in storage areas.

## GENERAL INFORMATION

Tenure - Freehold  
uPVC Double Glazing  
Total Floor Area - 888 SQ FT / 82.5 SQ M  
EPC Rated D  
Council Tax Band A  
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

## 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

## 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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