



Albion Road, Saltergate, Chesterfield, S40 1NB

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EPC

D

£170,000

PINEWOOD





# Albion Road Chesterfield S40 1NB

**£170,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- 2 cosy double bedrooms with lots of extra space
- 1 modern bathroom, beautifully finished and ready to use
- Spacious reception room with a large uPVC window filling the room with natural light
- Semi-detached house - Permit Road Parking Available
- Wonderful kitchen / dining area with ample space for entertaining guests or feeding the family
- 733 sq ft living space
- Located in Chesterfield, close to Brampton and just beneath Saltergate
- Ideally located close-by to local amenities and all that Chatsworth Road offers
- Easy access to transport and within walking distance of the town centre
- Viewing recommended





NO CHAIN - DELIGHTFUL SEMI-DETACHED HOUSE OFFERING A PERFECT BLEND OF CHARACTER AND MODERN LIVING, IDEALLY LOCATED NEAR THE TOWN CENTRE...

Nestled on Albion Road in the charming town of Chesterfield, Derbyshire, this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

Spanning an area of 733 square feet, this home features a well-proportioned reception room, ideal for both relaxation and entertaining guests. A large kitchen/diner that directly connects to the utility for convenience and practical living. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation. The modern bathroom is conveniently located, ensuring ease of access for all occupants. There is also the potential to add driveway parking to the front of the property.

The property is situated in a desirable location, with local amenities, schools, and parks within easy reach, making it an excellent choice for families and professionals alike. The surrounding area is known for its friendly community and vibrant atmosphere, offering a wonderful place to call home.

This semi-detached house presents a fantastic opportunity for those seeking a charming residence in Chesterfield. With its blend of historical charm and modern convenience, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

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

**\*\*Book your viewing by contacting Pinewood Properties today\*\***

#### LOUNGE

12'1" x 12'0" (3.7 x 3.66)

This lovely room is well sized and features a uPVC window and wooden floor boards, maintaining the modern yet character filled look of this property.

#### KITCHEN / DINER

11'8" x 12'0" (3.58 x 3.66)

The large kitchen / diner features the same wooden panel flooring, a uPVC window that overlooks the garden, access to the understairs storage cupboard in here and a sink with drainer and a 4 ring gas hob with oven beneath it. Laminate worktops and white unit fronts with wooden handles complete this room.

Before moving to;

#### UTILITY ROOM

7'11" x 7'1" (2.42 x 2.16)

The final room downstairs features wood style flooring, a worktop with undercounter space for a dishwasher / washing machine. The boiler is located in here as well as a uPVC window that also overlooks the garden.

#### BEDROOM 1

12'0" x 11'8" (3.66 x 3.58)

This principle bedroom features a uPVC window, a fitted carpet and lots of space for a wardrobe or other units. A central heating radiator and a built in wardrobe / storage unit complete this room.

As we come to ;

#### BEDROOM 2

8'11" x 12'0" (2.73 x 3.67)

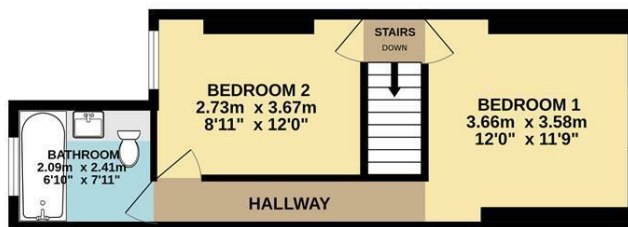
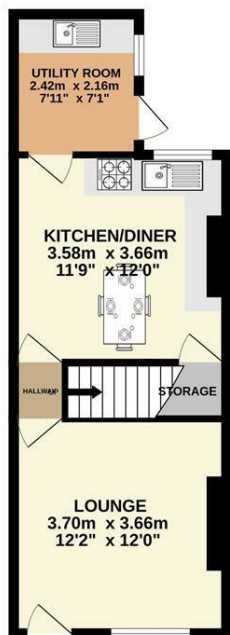
Bedroom 2 features a uPVC window, central heating radiator and a lovely fitted carpet.



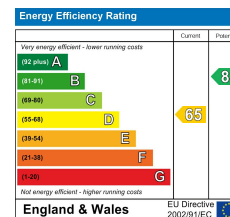


GROUND FLOOR  
34.6 sq.m. (373 sq.ft.) approx.

1ST FLOOR  
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 68.1 sq.m. (733 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

6'10" x 7'10" (2.09 x 2.41)

Both bedrooms have a door accessing the corridor that leads to the lovely family bathroom that features, lovely wood styled flooring, a vanity sink and toilet unit that blends seamlessly into the bath and shower, all with tiled splash back and a central heating towel rail. Finally a uPVC window with frosted glass for privacy.

## EXTERIOR

The rear of the property features an outbuilding that is used as a storage room currently but the possibilities with this space are endless. The outbuilding leads out onto the raised garden that leads to the raised decking at the end of the garden where the shed sits.

## GENERAL INFORMATION

EPC: D

COUNCIL TAX BAND: A

uPVC Double Glazing

Total Floor Area: 68.1 sq.m. (733 sq.ft)

Gas Central Heating

## RESERVATION AGREEMENT MAYBE 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.

## 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.

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