

Spital Gardens, Spital, Chesterfield, Derbyshire S41 0HG

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£80,000

P I N E W O O D



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£80,000

**2 bedrooms
1 bathrooms
1 receptions**

- FOR SALE BY MODERN METHOD OF AUCTION - SUBJECT TO RESERVE PRICE AND RESERVATION FEE
- NO CHAIN - THE PERFECT INVESTMENT PROPERTY OR FIRST TIME BUY
 - Two bedrooms upstairs: one double and one single
- Charming mid-terraced cottage-style home located in a quiet cul-de-sac in Spital
 - Bathroom with white suite and shower over the bath
- Driveway parking included for convenient off-street parking to the front of the property - patio overlooking woodland to the rear
- Close to beautiful countryside and woodland walks, perfect for nature lovers
- Conveniently located near the town centre with shops, short walk to the canal
- Excellent transport links with easy access to the M1 motorway and nearby train station
 - Cosy lounge featuring a charming log burner, perfect for relaxing



This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £90,000 + Reservation Fee

OVERLOOKING TREES TO REAR - Charming Two-Bedroom Cottage-Style Mid-Terraced Home with Driveway Parking in Spital

This delightful mid-terraced cottage-style property offers the perfect blend of character and convenience, nestled in a quiet cul-de-sac in Spital. Ideal for first-time buyers or investors, the home comprises a cosy lounge featuring a charming log burner, perfect for those cosy evenings, and a practical kitchen with pantry. Upstairs, you'll find two bedrooms — one double and one single — the single has far reaching views! alongside a bathroom fitted with a white suite and a shower over the bath.

To the rear is a patio seating area overlooking woodland to the rear!

Enjoy the best of both worlds with countryside and woodland walks just moments away, perfect for nature lovers and outdoor enthusiasts. Despite its tranquil setting, the property is conveniently close to the town centre, providing a variety of shops, dining, and services.

With excellent transport links including easy access to the M1 motorway and the nearby, hospital, train station, commuting and travel are effortlessly manageable. Offered with no onward chain, this home is ready for you to move in and put your own stamp on it.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND!

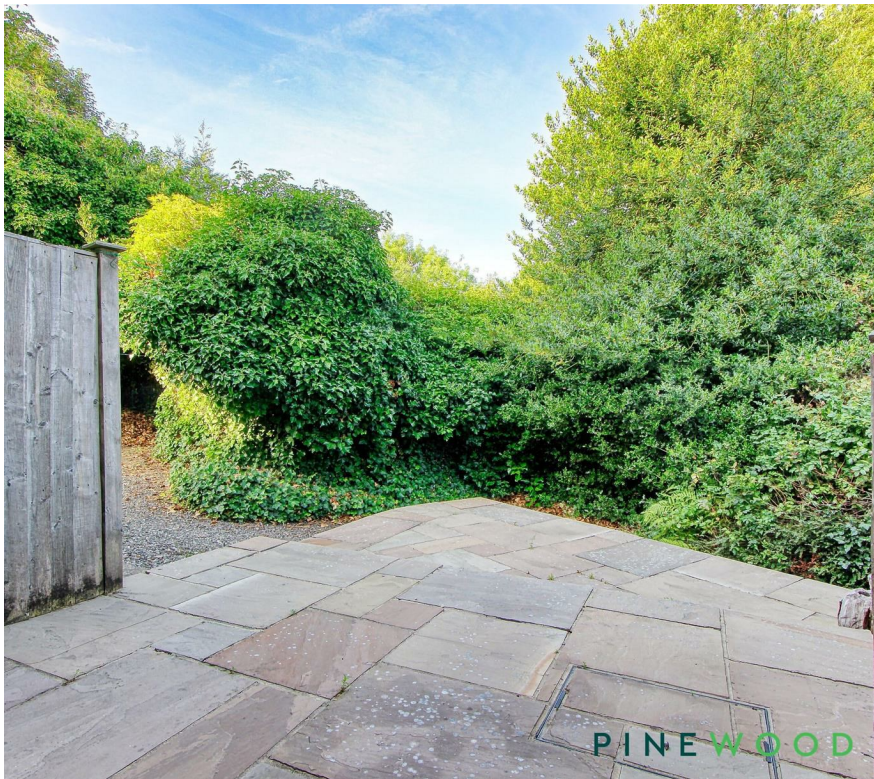
Don't miss this fantastic opportunity—arrange your viewing today!

MODERN METHOD OF AUCTION Auctioneer Comments

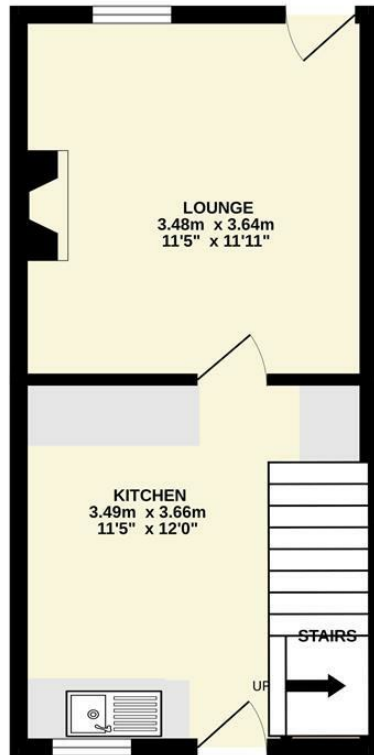
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

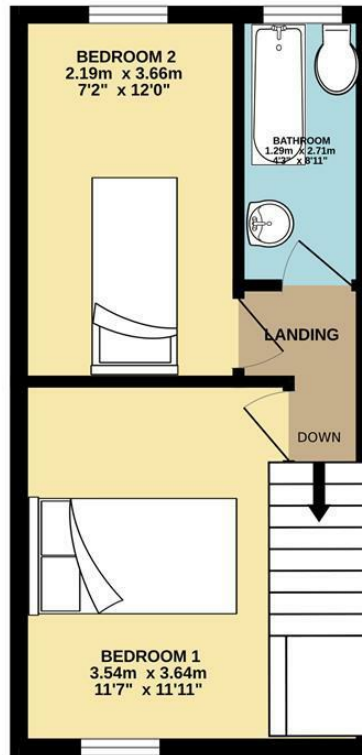
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



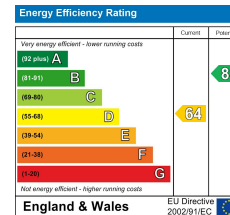
GROUND FLOOR
25.1 sq.m. (270 sq.ft.) approx.



1ST FLOOR
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA : 50.3 sq.m. (541 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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LOUNGE

11'11" x 11'5" (3.64 x 3.48)

Lovely lounge area featuring carpet flooring and painted décor. A charming log burner adds warmth and ambiance, complemented by a radiator for additional heating. The room benefits from a UPVC window and a UPVC door leading out to the rear garden, allowing plenty of natural light and easy outdoor access.

KITCHEN

12'0" x 11'5" (3.66 x 3.49)

The kitchen features durable quarry tiled flooring and a radiator for warmth. The walls are painted, A UPVC window provides natural light, and there is access to the first floor. The kitchen is fitted with beech wall and base units topped with laminated work surfaces, stainless sink and tiled surrounds. There is plumbing and space for a washing machine, as well as space for a slot-in cooker.

BATHROOM

8'10" x 4'2" (2.71 x 1.29)

The bathroom benefits from easy-care vinyl flooring and painted décor. It includes a radiator and a UPVC frosted window for privacy and natural light. The suite comprises a bath with an overhead shower, a low flush WC, and a pedestal sink with a chrome mixer tap, all complemented by tiled splashbacks.

BEDROOM TWO

12'0" x 7'2" (3.66 x 2.19)

A single bedroom featuring carpeted flooring, painted décor, a UPVC window, and a radiator for heating.

BEDROOM ONE

11'11" x 11'7" (3.64 x 3.54)

Bedroom one is a spacious double room with carpeted flooring, painted décor, a radiator, and a UPVC window providing natural light.

EXTERIOR AND GARDEN

The property includes a garden to the front, perfect for curb appeal and outdoor enjoyment, and a patio area to the rear, ideal for relaxing or entertaining.

GENERAL INFORMATION

Tenure: FREEHOLD
Fully uPVC Double Glazing
Gas Central Heating
Council Tax Band A
EPC Rating: D
Total Floor Area: 546.00 sq ft / 50.7 sq m

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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PINEWOOD