



Hoole Street
Chesterfield

Offers In The Region Of £100,000



PINEWOOD
PROPERTIES

Est. 2004

****GREAT FOR INVESTORS OR FIRST TIME BUYERS**CUL DE SAC LOCATION**VERY WELL PRESENTED**** Located on a quiet cul de sac road in the popular suburb of Hasland is this beautifully presented and well maintained two bedroom mid terrace house. Ideally suited to first time buyers or investors alike, the property provides well ordered accommodation set across two levels and a pleasant enclosed rear garden with patio seating area and store. Ideally located a short distance from Eastwood Park, local shops, amenities, schools and bus services. The property downstairs has a lounge with feature fireplace and dining room being open plan to the modern kitchen area. The upstairs has two double bedrooms and a modern bathroom with white suite and shower over bath. uPVC double glazing and Gas Central Heating (Combi Boiler).

****Please call Pinewood Properties for a viewing or book your viewing on our website****

Blinds and Curtains included in the sale*

All Furniture and Appliances negotiable

- Cul de Sac Location
- Great for First Time Buyers or Investors
- Modern Kitchen
- Modern Bathroom with White Suite and Shower Over
- Some New Grey Carpets
- Sought After Village Location
- Two Reception Rooms
- Two Double Bedrooms
- Enclosed Rear Garden with Store
- Lounge with Stylish Fireplace

Kitchen

7'2" x 8'2" (2.19 x 2.50)

The modern kitchen has white painted plaster decoration and being part white tiled with a great range of white gloss wall and base units with a complimentary black laminated worktop, stainless sink with chrome mono bloc tap, four ring gas hob, oven and separate grill, space and plumbing for a washing machine, uPVC window and a uPVC frosted glazed door lead to the rear garden.

Dining Room

12'2" x 11'8" (3.70 x 3.56)

This dining room is open plan to the modern kitchen with white painted plaster decoration with a feature blue wall, grey linoleum flooring, coving and uPVC window with curtain pole.

Lounge

12'2" x 10'11" (3.70 x 3.32)

The property is entered through the uPVC door into the lounge, having a grey carpet, cream / blue painted plaster decoration, coving, two alcoves, an inbuilt cupboard perfect for standing a television on and a further under stairs storage cupboard. There is also a feature fireplace with a brushed stainless gas fire with a stylish wooden surround.

Bedroom One

12'3" x 11'3" (3.73 x 3.44)

This double bedroom to the front aspect has high ceilings, beige carpet, white painted plaster decoration, inbuilt cupboard, loft access and radiator under uPVC window with curtain pole.

Bathroom

7'2" x 8'0" (2.19 x 2.43)

The modern bathroom has a white suite comprising of a close coupled WC, pedestal hand basin with chrome taps and a bath with chrome taps, shower over and glass screen. With a grey mosaic effect linoleum flooring, white painted plaster decoration, grey tiled splash backs, radiator, extractor fan and radiator under the uPVC frosted window.

Bedroom Two

12'6" x 12'8" (3.80 x 3.85)

This double bedroom to the rear aspect has high ceilings, magnolia painted plaster decoration, neutral carpet, radiator, inbuilt storage cupboard and uPVC window with curtain pole and views over the rear garden.

Stairs

The stairs have a grey carpet with white painted plaster decoration and inset spotlights.

Rear Garden

The Rear Garden is fully enclosed and features a patio seating area, lawn, borders and inbuilt lockable store.

Front

The property is set back from the road with a small walled forecourt.

General

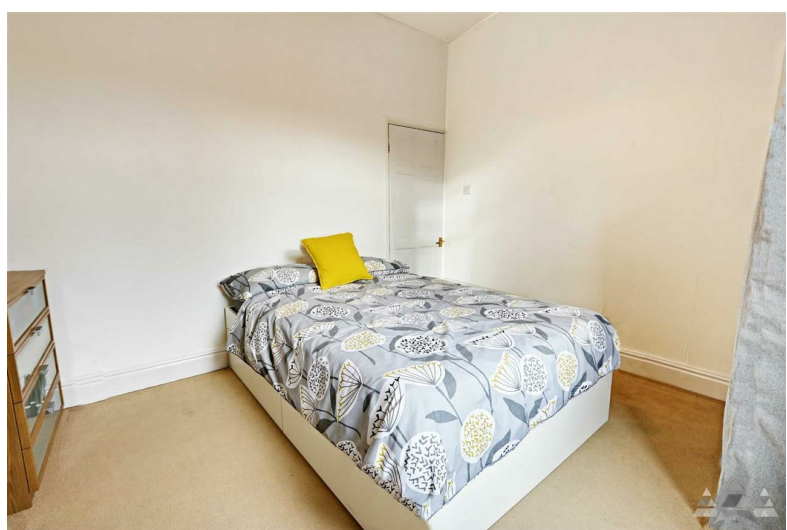
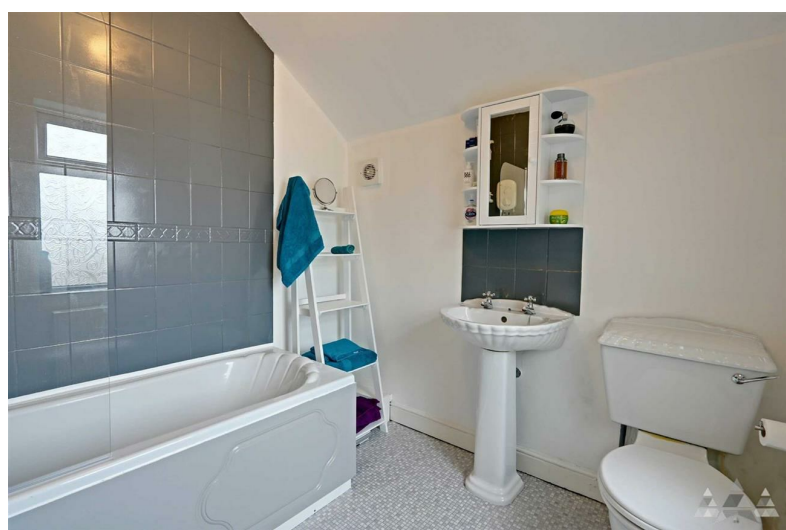
Tenure: Freehold

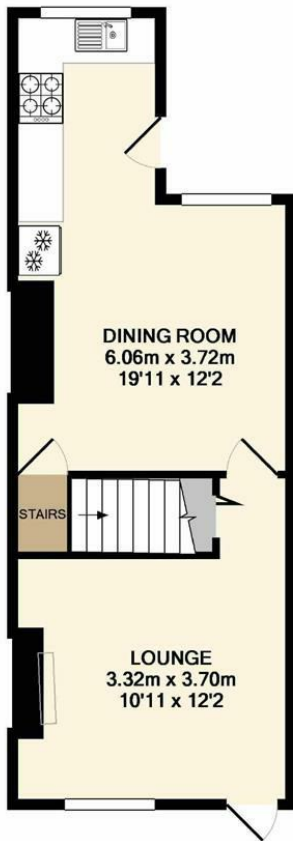
Energy Performance Rating: TBC

Fully uPVC Double Glazing

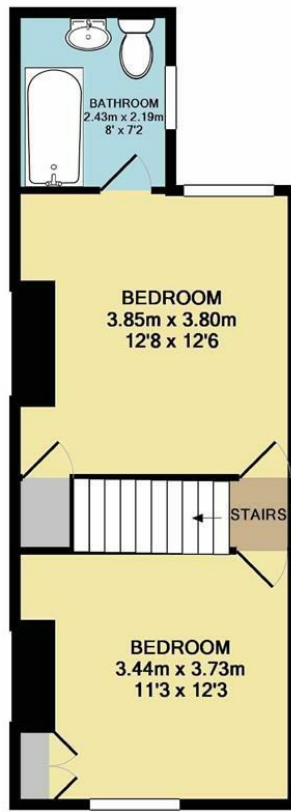
Gas Central Heating (Combi Boiler)







GROUND FLOOR
APPROX. FLOOR
AREA 33.9 SQ.M.
(365 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.2 SQ.M.
(368 SQ.FT.)

TOTAL APPROX. FLOOR AREA 68.0 SQ.M. (732 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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