



Hawthorne Street, Chesterfield, Derbyshire S40 2EG

 2

 1

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£115,000

PINEWOOD





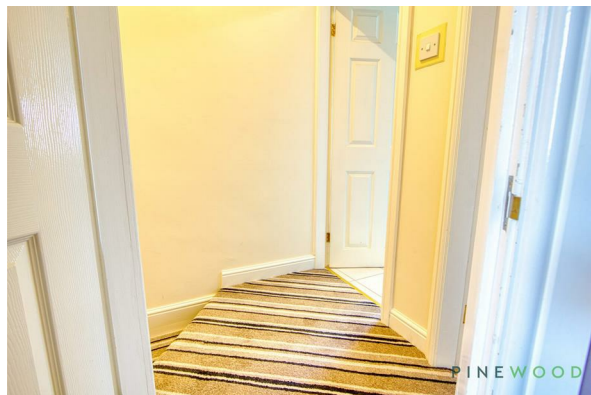
# Hawthorne Street

## Chesterfield Derbyshire S40 2EG

### £115,000

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

- 2 cosy bedrooms
- 1 modern bathroom
- Spacious reception room
  - Mid-terrace house
- Located in Chesterfield
- Close to local amenities
- Easy access to transport
  - Ideal for small families
- Perfect for first-time buyers
- Freehold - Council Tax Band: A







PERFECT FOR A FIRST TIME BUYER OR FOR A PROFESSIONAL WANTING A QUIET RETREAT IN A FRIENDLY AREA.... NEW KITCHEN, NEW DOWNSTAIRS FLOORING, NEW WINDOWS AND A NEW BOILER....

Nestled in the charming area of Hawthorne Street, Chesterfield, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 689 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The house boasts two cosy bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

Chesterfield is known for its rich history and vibrant community, making this property an excellent choice for those looking to immerse themselves in local culture. With easy access to nearby amenities, including shops, schools, and parks, this home is perfectly situated for modern living.

Whether you are a first-time buyer or seeking a rental opportunity, this charming property on Hawthorne Street presents a wonderful chance to enjoy all that Chesterfield has to offer. Don't miss the opportunity to make this lovely house your new home.

**\*\*Contact Pinewood Properties for more information or to book a viewing\*\***

#### Lounge

13'4" x 9'9" (4.07m x 2.97m)

This inviting lounge measures 4.07 by 2.97 metres (13'4" x 9'9") and features a charming fireplace framed by a wooden mantelpiece, creating a cosy focal point. The room benefits from natural light through a front-facing window and blends seamlessly into the adjoining kitchen/diner.

#### Kitchen/Diner

11'4" x 12'2" (3.45m x 3.72m)

The kitchen/diner, measuring 3.45 by 3.72 metres (11'4" x 12'2"), is fitted with stylish cabinetry in a muted green shade, complemented by coordinated work surfaces. It offers ample space for dining and includes integrated appliances and room for additional kitchen essentials. A rear door leads out to the garden, providing ease of access and natural light.

#### Hallway

The hallway welcomes you into the home with a striped carpet and neutral walls, providing access to the lounge and stairs to the first floor landing.

#### Bathroom

10'3" x 7'2" (3.12m x 2.18m)

The bathroom is tiled predominantly in blue with decorative yellow and blue border tiles, creating a vibrant yet calm atmosphere. It includes a bath with an overhead shower, a toilet, and a pedestal sink beneath a window that allows natural light to stream in.

#### Bedroom 2

12'4" x 9'2" (3.75m x 2.79m)

Bedroom 2 is a cosy space measuring 3.75 by 2.79 metres (12'4" x 9'2"), furnished with a single bed and ample shelving for storage or display. The room benefits from natural light through a front-facing window dressed with patterned curtains.

#### Bedroom 1

14'1" x 9'9" (4.28m x 2.97m)

Bedroom 1, the larger of the two bedrooms, measures 4.28 by 2.97 metres (14'1" x 9'9"). It features a double bed and benefits from a front-facing window that fills the room with light. The walls are painted in warm tones, offering a welcoming and restful retreat.

#### Landing

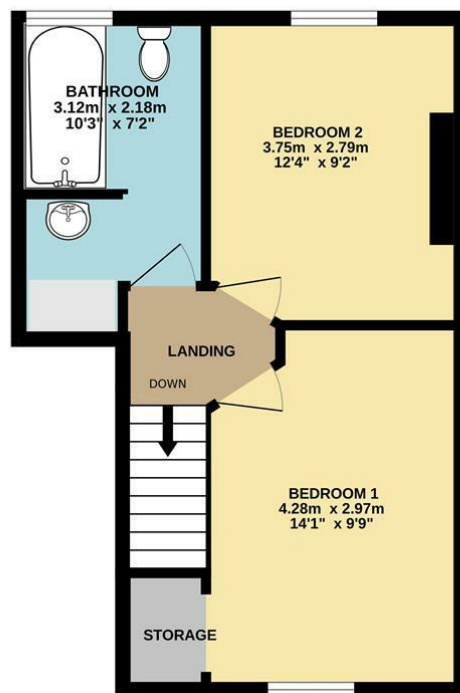
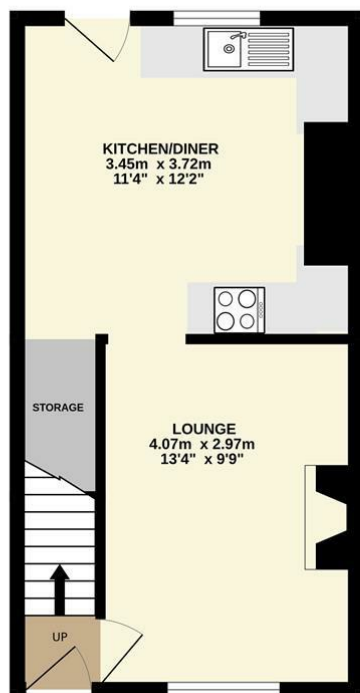
The landing provides access to the two bedrooms and bathroom, with a storage cupboard located adjacent to the staircase, making practical use of the space.





GROUND FLOOR  
29.3 sq.m. (315 sq.ft.) approx.

1ST FLOOR  
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (689 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Rear Garden

The rear garden offers a delightful outdoor space featuring a central grassed area bordered by wooden fences. A paved path leads through the garden, which includes a variety of plants and shrubs, along with a greenhouse and garden shed, perfect for gardening enthusiasts or outdoor relaxation.

## Front Exterior

The front exterior presents a traditional terrace with a white painted frontage, flanked by red brick neighbouring homes. A small paved step leads to the front door, and the street view captures the classic character of the area.

## General Information

EPC: TBC

Council Tax Band: A

Total floor area: 64 sq.m. (689 sq.ft.) Approx

uPVC double glazing

Tenure ; Freehold

Gas Central Heating

## A 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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