



Westlands, Barrow Hill, Chesterfield, S43 2PT

3 1 1 EPC D

£120,000

P I N E W O O D



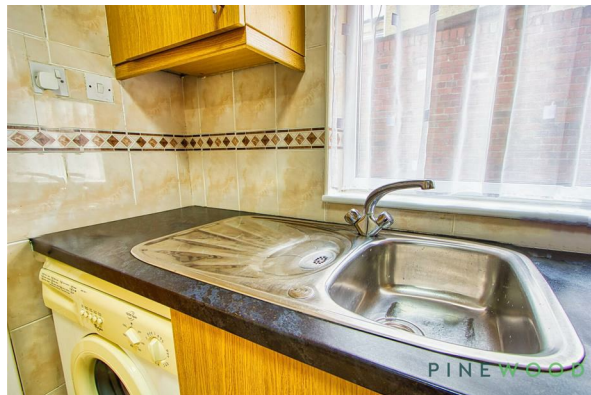
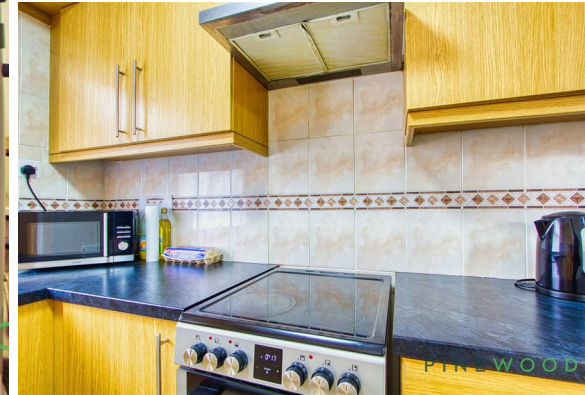
Westlands Barrow Hill Chesterfield S43 2PT

£120,000

**3 bedrooms
1 bathrooms
1 receptions**

- Spacious kitchen/dining area
- Three generous bedrooms
- Modern terraced house

- Close to local amenities, Barrow Hill Roundhouse and Chesterfield Canal for walks
 - Easy access to transport links and M1 motorway
 - Charming reception room - Lounge diner
 - Family-friendly neighbourhood
- Ideal for first-time buyers, investors and families
- Upvc double glazing - Freehold - Council Tax Band A
- Enclosed rear landscaped garden and parking for one car in the communal car park



****GUIDE PRICE £120,000-£130,000**LOVELY HOME FOR FIRST TIME BUYERS, INVESTORS OR SMALL FAMILIES...**

Nestled in the charming area of Westlands, Barrow Hill, this delightful three bed terraced house offers a perfect blend of comfort and convenience. With a generous living space of 791 square feet, this property is ideal for first time buyers, families, investors or those seeking a peaceful retreat.

The home features a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests. The well-appointed kitchen and dining room create a lovely space for family meals and gatherings, making it the heart of the home and a useful utility room.

This property boasts three generous bedrooms, each offering ample natural light and the potential for personalisation to suit your style. The shower room is conveniently located, ensuring ease of access for all residents.

Outside, you will find plenty of off street parking available in the communal car park, adding to the practicality of this lovely home and a landscaped rear garden with lawn and patio.

The surrounding area of Chesterfield, Derbyshire, is known for its picturesque landscapes and friendly community, making it an excellent choice for those looking to settle down.

In summary, this terraced house in Westlands is a wonderful opportunity for anyone seeking a comfortable and well-located home. With its spacious living areas and charming surroundings, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

****Video Tour Available, take a look around!****

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

Entrance Hall

The entrance hall welcomes you into the home with carpeted flooring and neutral walls, providing access to the lounge, kitchen/diner, and stairs to the first floor. A small storage cupboard is conveniently positioned here, offering useful space to keep essentials out of sight.

Lounge

11'8" x 13'8" (3.56m x 4.16m)

The lounge offers a comfortable and inviting space, naturally lit by a upvc window that overlooks the garden. It features a neutral carpeted floor and walls, creating a calm and welcoming atmosphere. The room is spacious enough to accommodate seating making it a versatile area for relaxation or activity.

Kitchen/Diner

17'2" x 7'5" (5.24m x 2.27m)

This kitchen/diner is bright and practical, with wooden cabinetry offering ample storage and black countertops providing a sleek contrast. The room benefits from tiled flooring and includes spaces for essential appliances, including a washing machine and freestanding cooker. The dining area is positioned near a upvc window, providing convenient everyday functionality.

Utility Room

7'9" x 6'2" (2.36m x 1.89m)

The utility room adjoins the kitchen/diner and is a compact but useful space with tiled floors and access to the rear garden. It offers space for extra practical storage solutions and provides an ideal spot for additional household tasks away from the main kitchen area.

Bedroom 1

9'1" x 13'8" (2.77m x 4.16m)

Bedroom 1 is comfortably sized with a quiet, neutral palette and carpeted flooring. A large window allows natural light to stream in, brightening the room.

Bedroom 2

9'9" x 7'5" (2.98m x 2.25m)

Bedroom 2 is a smaller double room featuring a carpeted floor and a window that brings in plenty of light.

Bedroom 3

7'9" x 7'5" (2.36m x 2.25m)

Bedroom 3 is a compact single with carpeted flooring and a window ensuring the room is well lit. It is a versatile space suitable as a bedroom or home study.

Shower Room

6'6" x 6'0" (1.97m x 1.83m)

The shower room is practical and neatly finished with light-coloured tiles on the walls and a wood-effect floor. It includes a corner shower enclosure with sliding doors, a pedestal sink, and a toilet. A frosted window provides natural light while maintaining privacy.

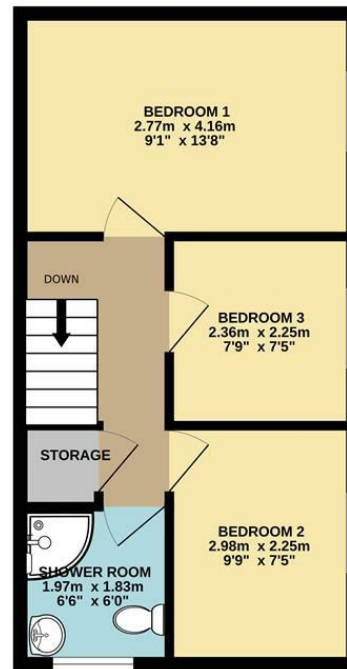
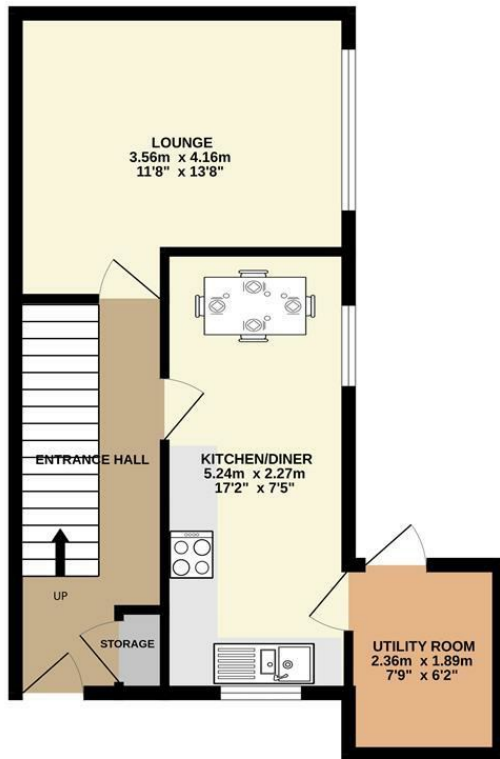
Rear Garden

The rear garden is enclosed and features a lawn bordered by wooden fencing, creating a private outdoor space. A paved patio area adjacent to the house is ideal for seating or outdoor dining, while a shed provides extra storage for gardening tools or outdoor equipment.



GROUND FLOOR
39.7 sq.m. (427 sq.ft.) approx.

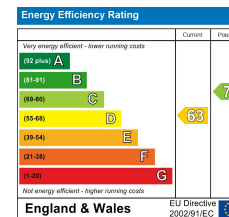
1ST FLOOR
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA : 73.5 sq.m. (791 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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General Information

Tenure - Freehold
uPVC Double Glazing
Gas Central Heating - Combi Boiler
EPC Rated D
Total Floor Area - 791.00 sq ft / 73.5 sq m
Council Tax Band A

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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