



Curbar Close, North Wingfield, Chesterfield, Derbyshire S42 5PS

 2  1  1  C

£140,000

PINEWOOD



**Curbar Close
North Wingfield
Chesterfield
Derbyshire
S42 5PS**

£140,000

**2 bedrooms
1 bathroom
1 reception**

■ NO CHAIN

■ IDEAL FOR FIRST TIME BUYERS OR INVESTORS

■ MODERN KITCHEN DINER

■ GROUND FLOOR WC/CLOAKROOM

■ SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS - POTENTIAL FOR ADDITIONAL

■ REAR LANDSCAPED GARDEN

■ GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING - COUNCIL TAX BAND A

■ VILLAGE SETTING - CLOSE TO ALL THE VILLAGE AMENITIES

■ CLOSE TO THE M1 MOTORWAY

■ CLOSE TO THE TOWNS OF CHESTERFIELD AND CLAY CROSS



****NO CHAIN**FANTASTIC BUY FOR FIRST TIME BUYERS OR INVESTORS (POSS 6.4% GROSS YIELD)****

WELL PRESENTED HOME, VILLAGE LOCATION. Pinewood Properties are delighted to offer this well presented two bedroom semi-detached property located in the village setting of North Wingfield, on a popular residential estate which is within easy access to local village amenities and commuter routes into Chesterfield Town Centre and Clay Cross. Close to the M1 Motorway and Peak District. Internally, the ground floor of the property comprises an entrance hallway, lounge, W.C and modern kitchen-diner with built in oven, hob and extractor. To the first floor are two good sized bedrooms and a modern family bathroom with a white three piece suite with shower over bath. With a pleasant landscaped garden to the rear with lawn and patio seating. To the front there is a lawn, driveway for two cars (potential for additional) and single garage. uPVC Double Glazing and Gas Central Heating. Viewings are highly advised.

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING - BE QUICK! THIS ONE WILL NOT BE AVAILABLE FOR LONG! ****

SINGLE GARAGE

17'1" x 8'5" (5.23 x 2.59)

The single garage has up and over door. lighting and power.

LOUNGE

13'4" x 9'3" (4.07 x 2.84)

The lounge has neutral carpet, painted décor, radiator and uPVC window.

KITCHEN DINER

12'7" x 9'9" (3.85 x 2.99)

The modern kitchen has a breakfast bar, great range of wall and base units with a complimentary worktop incorporating a ceramic sink with chrome mixer tap, tiled surrounds and built in oven/hob and extractor, space and plumbing for a washing machine and a tall fridge freezer. With painted décor, tiled effect vinyl flooring, radiator, uPVC window and uPVC external door.

GROUND FLOOR W.C/CLOAKROOM

6'4" x 2'11" (1.94 x 0.89)

The ground floor w.c/cloakroom has a white two piece suite comprising of a low flush w.c and a wall mounted hand basin with chrome taps, painted décor, tiled effect vinyl flooring and a radiator.

BEDROOM ONE -rear

12'7" x 8'2" (3.85 x 2.49)

This double bedroom to the rear aspect has painted décor with a feature wallpapered wall, neutral carpet, radiator and uPVC window.

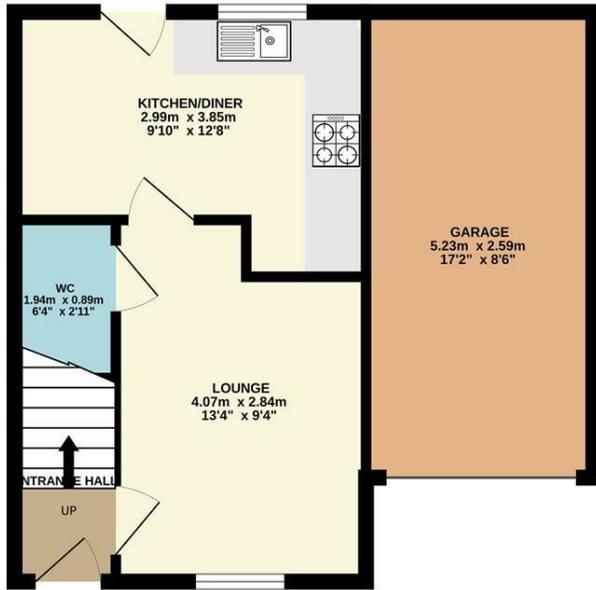
BEDROOM TWO- front

12'6" x 7'11" (3.83 x 2.42)

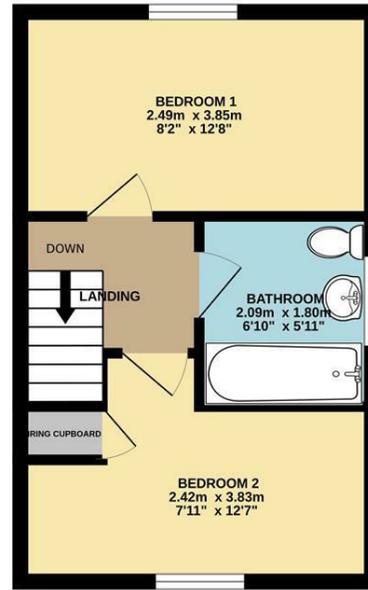
This generous single bedroom has neutral carpet, painted décor, radiator, uPVC window and airing cupboard.



GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
25.6 sq.m. (275 sq.ft.) approx.



TOTAL FLOOR AREA: 64.7 sq.m. (696 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 5'10" (2.09 x 1.80)

The modern bathroom has a white three piece suite which includes a low flush w.c, pedestal hand basin with chrome taps and a panelled bath with glass screen and shower over. With painted decor, tiled flooring, radiator, extractor and uPVC frosted window.

OUTSIDE

To the front is lawn, gravel driveway parking for two cars (potential for additional driveway) and access into the single garage.

GENERAL INFORMATION

Tenure: FREEHOLD
Energy Performance Rating: C
Total Floor Area: 696.00 sq ft / 64.70 sq m
Council Tax Band A
Gas Central Heating
uPVC Double Glazing
Alarm
Loft

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		90	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	74		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2010/31/EC		England & Wales
			EU Directive 2010/31/EC

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