



Holme Road, Stonegravels, Chesterfield, Derbyshire S41 7JF

3 1 1 EPC D

Offers In The Region Of
£140,000

PINEWOOD



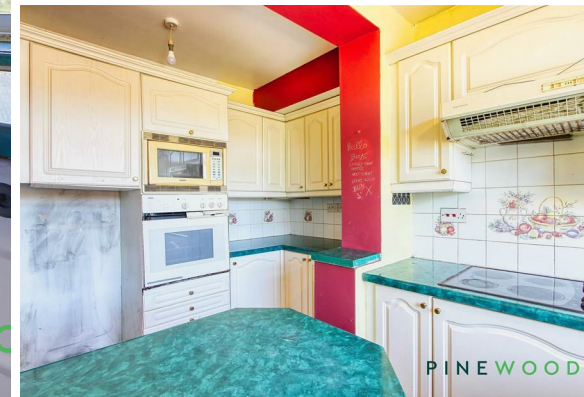
Holme Road Stonegravels Chesterfield Derbyshire S41 7JF



Offers In The Region

3 bedrooms
1 bathrooms
1 receptions

- NO CHAIN - IDEAL FOR THE INVESTOR OR FIRST TIME BUYER - REFURBISHMENT REQUIRED
- ONLY A SHORT DISTANCE TO THE TOWN CENTRE AND IDEAL FOR THE HOSPITAL, TRAIN STATION AND COLLEGE
- THROUGH LOUNGE DINER WITH LOG BURNER
- TWO DOUBLE BEDROOMS AND ONE SINGLE
- GROUND FLOOR BATHROOM AND SEPERATE WC
- KITCHEN WITH INTEGRATED OVEN, HOB ,EXTRACTOR AND MICROWAVE - BREAKFAST BAR
- GAS CENTRAL HEATING - COMBI BOILER - MOSTLY UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- REAR ENCLOSED COURTYARD WITH TWO SHEDS, LOCKABLE STORE AND BUILT IN STORE
 - ON STREET PARKING IS AVAILABLE TO THE FRONT OF THE PROPERTY
- WALKING DISTANCE TO ALL THE AMENITIES ON SHEFFIELD ROAD - EASY ACCESS TO THE MAIN COMMUTER ROUTES



Offered with no onward chain, this three-bedroom semi-detached property presents an excellent opportunity for investors or first-time buyers. Requiring modernisation, the home is conveniently located just a short distance from the town centre and within easy reach of the hospital, train station, college, and all local amenities on Sheffield Road, with easy access to the M1 motorway, Sheffield and Dronfield,

The accommodation comprises an entrance hall, spacious through lounge/diner with a feature log burner, a kitchen fitted with integrated oven, hob, extractor fan, microwave, and breakfast bar. The ground floor also includes a rear hall, family bathroom and a separate WC.

Upstairs offers two generous double bedrooms and one single, all serviced by gas central heating, owned solar panels, ground source heat pump and mostly UPVC double glazing throughout.

Externally, the property benefits from an enclosed rear courtyard with two sheds, a lockable store, and a built-in store. To the front, the home is set back behind a small forecourt with available on-street parking to the front of the property. Council Tax Band: A. Early viewing highly recommended.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****Book your viewing by contacting Pinewood Properties today****

ENTRANCE HALL/STAIRS AND LANDING

Welcoming entrance hall featuring a UPVC front door, radiator, and staircase rising to the first floor landing. The space benefits from a frosted wooden window providing natural light, with convenient access to the loft via the landing.

LOUNGE

10'11" x 10'10" (3.34 x 3.32)

A bright and inviting space featuring a built-in wood burner as a charming focal point, uPVC window allowing natural light, a radiator for year-round comfort, tasteful painted décor, and coving to the ceiling for a polished finish—ideal for relaxing or entertaining.

DINING ROOM

10'9" x 7'4" (3.30 x 2.25)

Open plan to the lounge area with a continuation of the decor and flooring, radiator and door leads into the rear hall.

BREAKFAST KITCHEN

12'6" x 9'0" (3.82 x 2.75)

Well-appointed with a range of white drawers and base units, complemented by a laminated worktop and breakfast bar. Featuring painted décor, a radiator, and a uPVC window providing natural light. Appliances include a four-ring electric hob with extractor, built-in high-level oven, integrated microwave, and space/plumbing for a washing machine and tall fridge freezer.

GROUND FLOOR BATHROOM

6'4" x 4'7" (1.95 x 1.42)

A clean and functional space featuring tile-effect vinyl flooring, a radiator, and a pedestal sink with chrome taps. The room is part tiled and part painted, with a bath including chrome taps and a shower over. Additional features include a uPVC frosted window for privacy and an extractor fan for ventilation.

GROUND FLOOR WC

6'3" x 2'9" (1.91 x 0.85)

Fitted with tiled-effect vinyl flooring, a cistern WC, and a wall-mounted sink with tiled surrounds and chrome taps. The space also benefits from a radiator, painted décor, frosted wooden glazed window, and an extractor fan for ventilation.

REAR HALL

Rear hallway with UPVC side entrance door, painted décor, and a wall-mounted radiator.

BEDROOM ONE

14'0" x 11'5" (4.27 x 3.48)

Spacious front-facing double bedroom featuring a UPVC window, wall-mounted Vaillant combi boiler, and a radiator for added comfort. Finished with wallpapered décor and a classic dado rail for a touch of character.

BEDROOM TWO

12'3" x 7'7" (3.74 x 2.32)

Well-proportioned rear-facing double bedroom with painted décor, UPVC window, radiator, and a charming dado rail.

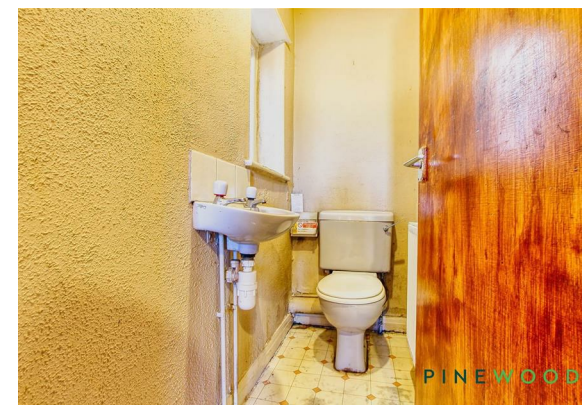
BEDROOM THREE

8'3" x 6'1" (2.54 x 1.87)

Rear-facing single bedroom with modern painted décor, UPVC window allowing natural light, and a radiator.

EXTERNAL

Private and enclosed courtyard-style garden, featuring two useful storage sheds and an additional store – ideal for outdoor storage or workshop space. Set back from the road behind a small forecourt, offering a neat and low-maintenance approach with external store providing extra convenience.



GROUND FLOOR
38.2 sq.m. (411 sq.ft.) approx.

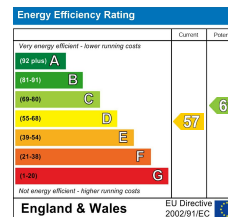
1ST FLOOR
29.4 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA: 67.6 sq.m. (728 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
EPC: D
COUNCIL TAX BAND: A
Mostly UPVC Double Glazing
Total Floor Area: 67.6 sq m / 728 sq ft
Gas Central Heating - Combi Boiler
Heatsource heat pump, new unit installed 2021.
Solar Panels - 10 Panel System - owned
Loft
Tenure: Freehold

RESERVATION AGREEMENT MAY BE 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 a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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