



Rye Crescent, Danesmoor, Chesterfield, Derbyshire S45 9HJ

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EPC

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£140,000

PINEWOOD



**Rye Crescent
Danesmoor
Chesterfield
Derbyshire
S45 9HJ**

£140,000

**2 bedrooms
1 bathrooms
1 receptions**

- TWO DOUBLE BED SEMI DETACHED HOME - IDEAL FOR THE FIRST TIME BUYER OR INVESTOR
 - CUL DE SAC LOCATION ON THE EDGE OF CLAY CROSS
 - SPACIOUS RECEPTION ROOM
 - LARGE KITCHEN DINER WITH REAR STORE
 - MODERN BATHROOM
 - DRIVEWAY PARKING FOR TWO CARS
 - SINGLE DETACHED GARAGE/WORKSHOP
 - GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SHORT WALK INTO CLAY CROSS, SHORT DRIVE TO CHESTERFIELD, ALFRETON AND THE PEAK DISTRICT
 - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29

THE PERFECT FIRST HOME!

Nestled in the charming area of Danesmoor, on the edge of Clay Cross, Chesterfield, this delightful semi-detached house on Rye Crescent offers a perfect blend of comfort and convenience. With two well-proportioned double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout. There is a kitchen diner and useful store/utility ar

Upstairs the property also features a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this home is the ample parking available for up to three vehicles, with the driveway and single detached garage/workshop, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for you and your guests.

The location in Danesmoor is particularly appealing, offering a friendly community vibe while being just a short distance from Clay Cross vibrant town centre. Here, you will find a variety of shops, restaurants, and local amenities, making everyday living a breeze. with easy acecss to the main commuter routes, M1 motorway and Peak District.

In summary, this semi-detached house on Rye Crescent presents an excellent opportunity for those looking to settle in a welcoming neighbourhood with all the necessary comforts. With its practical layout, generous parking, and proximity to local conveniences, this property is certainly worth considering for your next home.

PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING

STORE

8'4" x 6'2" (2.55 x 1.90)

KITCHEN DINER

13'10" x 9'6" (4.22 x 2.91)

LOUNGE

13'10" x 11'1" (4.22 x 3.38)

BEDROOM ONE

16'8" x 11'0" (5.10 x 3.37)

BEDROOM TWO

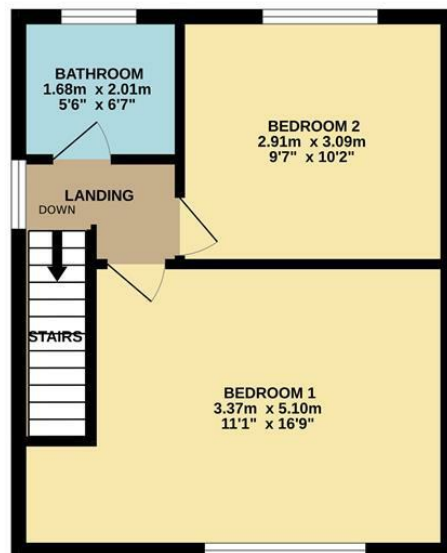
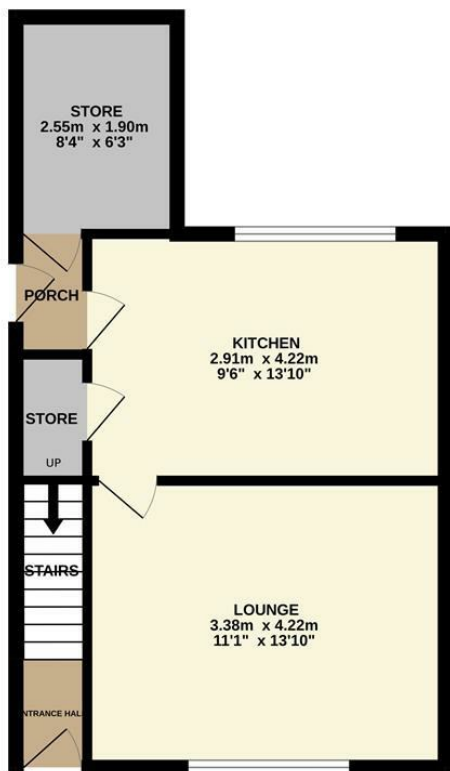
10'1" x 9'6" (3.09 x 2.91)

BATHROOM

6'7" x 5'6" (2.01 x 1.68)

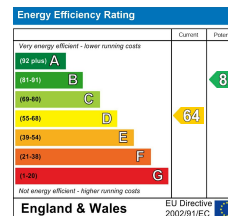
GROUND FLOOR
36.6 sq.m. (394 sq.ft.) approx.

1ST FLOOR
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 68.4 sq.m. (737 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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SINGLE DETACHED GARAGE

This single detached garage provides the perfect place to store your car, workshop area or general storage.

EXTERIOR

To the front is driveway parking for two cars and access into the single detached garage

GENERAL INFORMATION

COUNCIL TAX BAND - A - NEDDC

TENURE - FREEHOLD

TOTAL FLOOR AREA - 737.00 sq ft / 68.4 sq m

EPC RATING - D

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

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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