



Derby Road, Chesterfield, Derbyshire



£120,000

**\*\*OFFERED FOR SALE WITH NO UPWARD CHAIN\*\*OFF ROAD PARKING TO THE REAR\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTORS ( POSS 6.0% YIELD) \*\*Pinewood**

Properties are delighted to offer this well presented and appointed two bedroom mid terraced property in this sought after area of Chesterfield. Ideally placed for access to the Town Centre, Motorway, Royal Hospital and Train Station. Offering light and airy living accommodation across two floors with a small seating area to the rear and OFF STREET PARKING for one car, possibly two. The property is entered into the lounge with feature gas fire, through to the dining room and modern kitchen with integrated fridge and freezer, oven, hob and extractor. To the first floor are two double bedrooms and a modern bathroom with a white suite and shower over bath. To the front the property is set back from the road with a small garden/courtyard area and to the rear is off road parking for one car, possibly two. uPVC Double Glazing and Gas Central Heating.

**\*\*VIRTUAL VIDEO TOUR AVAILABLE\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION\*\***

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- OFF ROAD PARKING FOR ONE CAR TO REAR
  - TWO RECEPTION ROOMS
  - TWO DOUBLE BEDROOMS
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- MODERN KITCHEN WITH INTEGRATED FRIDGE AND FREEZER
- WALKING DISTANCE TO TOWN CENTRE
  - IDEALLY PLACED FOR ACCESS TO MOTORWAY, TRAIN STATION AND ROYAL HOSPITAL
- GAS CENTRAL HEATING (COMBI) AND UPVC DOUBLE GLAZING





### LOUNGE

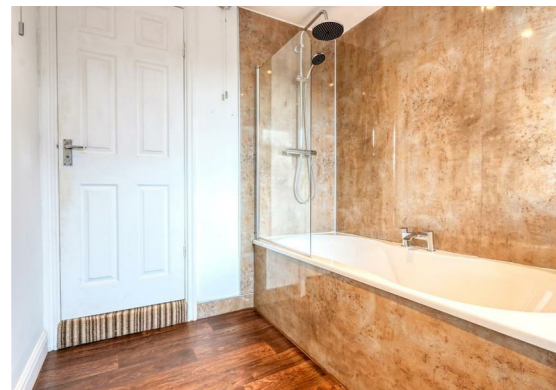
11'7" x 12'5" (3.54 x 3.81)

The property is entered into the lounge through the UPVC door, with neutral carpet, white painted decor, feature gas fire, radiator and uPVC window.

### DINING ROOM

11'10" x 15'10" (3.62 x 4.83)

The second reception room has stairs leading to the first floor, wooden laminate flooring, painted decor, radiator and uPVC window.



### KITCHEN

6'10" x 8'10" (2.10 x 2.71)

The modern kitchen has a range of cream shaker style wall and base units with a complimentary laminated worktop with tiled surrounds, 1 and 1/2 bowl stainless sink with chrome mixer tap, integrated fridge and freezer, oven, four ring electric hob and pull out extractor. With painted decor, tiled flooring, radiator, uPVC window and uPVC glazed door.

### STAIRS/LANDING

With a striped carpet, white painted decor, radiator and loft access.



### BEDROOM ONE

12'4" x 11'9" (3.77 x 3.60)

This double bedroom to the front aspect has white painted decor, neutral carpet, storage cupboard, radiator and uPVC window.

### BEDROOM TWO

8'11" x 12'4" (2.72 x 3.78)

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

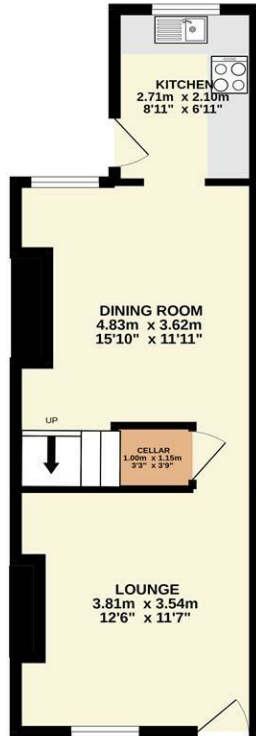


**PINEWOOD**

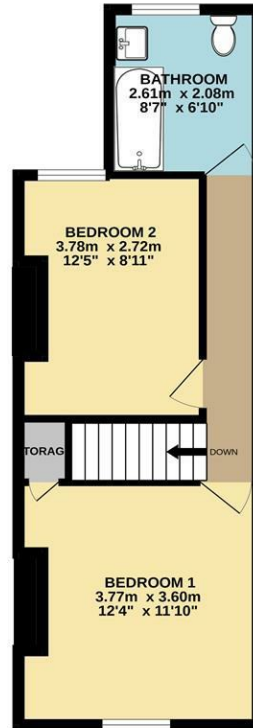
PROPERTIES

Est. 2004

GROUND FLOOR  
34.9 sq.m. (376 sq.ft.) approx.



1ST FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA: 70.1 sq.m. (755 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

6'9" x 8'6" (2.08 x 2.61)

This contemporary bathroom has a white three piece suite comprising of a double ended bath with chrome mixer tap, glass screen and chrome electric shower, low flush w.c and a white sink set into a vanity unit with chrome mixer tap. With white painted decor, mermaid boarding, wood effect vinyl flooring, inset spotlights, extractor, wall mounted chrome towel radiator and uPVC bevelled window.

## OUTSIDE

The property is set back from the road with a small garden area, to the rear is a courtyard and off road parking for one car, which could possible be made for two.

## GENERAL

Tenure: Freehold

EPC Rating: D Rated

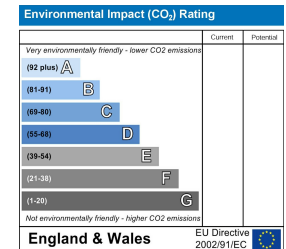
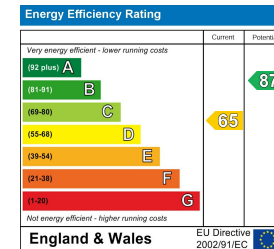
Total Floor Area 755.00 sq ft / 70.1 sq m

uPVC Double Glazing

Gas Central Heating - Combi Boiler

## CHESTERFIELD

Chesterfield is a historic market town which lies 11 miles south of Sheffield but still within easy access to Derby. The busy market is on most days and the town centre is home to an array of High Street shops, Coffee chains, bars and restaurants. Excellent commuter routes via A617 to Junction 29 of the M1 motorway network along & within easy reach of Chesterfield railway station providing easy access to Sheffield, Derby & Nottingham



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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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