



Spital Gardens, Spital, Chesterfield, Derbyshire S41 0HG

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EPC

D

£130,000

PINEWOOD





# Spital Gardens Spital Chesterfield Derbyshire S41 0HG

**£130,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- Offered with no onward chain, ideal for first-time buyers or investors (poss 6.6% gross yield)
- Charming mid-terraced cottage-style home located in a quiet cul-de-sac in Spital
  - Two bedrooms upstairs: one double and one single
  - Gas Central Heating - uPVC Double Glazing - Council Tax Band A
  - Bathroom with white suite and shower over the bath
  - Driveway parking included for convenient off-street parking
- Close to beautiful countryside and woodland walks, perfect for nature lovers
- Conveniently located near the town centre with shops, dining, and services
- Excellent transport links with easy access to the M1 motorway and nearby train station
- Cosy lounge featuring a charming log burner, perfect for relaxing



NO CHAIN - Charming Two-Bedroom Cottage-Style Mid-Terraced Home with Driveway Parking in Spital

This delightful mid-terraced cottage-style property offers the perfect blend of character and convenience, nestled in a quiet cul-de-sac in Spital. Ideal for first-time buyers or investors, the home comprises a cosy lounge featuring a charming log burner, perfect for those cosy evenings, and a practical kitchen. Upstairs, you'll find two bedrooms — one double and one single — alongside a bathroom fitted with a white suite and a shower over the bath.

Enjoy the best of both worlds with countryside and woodland walks just moments away, perfect for nature lovers and outdoor enthusiasts. Despite its tranquil setting, the property is conveniently close to the town centre, providing a variety of shops, dining, and services.

With excellent transport links including easy access to the M1 motorway and the nearby, hospital, train station, commuting and travel are effortlessly manageable. Offered with no onward chain, this home is ready for you to move in and put your own stamp on it.

Don't miss this fantastic opportunity—arrange your viewing today!

LOUNGE

11'11" x 11'5" (3.64 x 3.48)

Lovely lounge area featuring carpet flooring and painted décor. A charming log burner adds warmth and ambiance, complemented by a radiator for additional heating. The room benefits from a UPVC window and a UPVC door leading out to the rear garden, allowing plenty of natural light and easy outdoor access.

KITCHEN

12'0" x 11'5" (3.66 x 3.49)

The kitchen features durable quarry tiled flooring and a radiator for warmth. The walls are painted, A UPVC window provides natural light, and there is access to the first floor. The kitchen is fitted with beech wall and base units topped with laminated work surfaces, stainless sink and tiled surrounds. There is plumbing and space for a washing machine, as well as space for a slot-in cooker.

BATHROOM

8'10" x 4'2" (2.71 x 1.29)

The bathroom benefits from easy-care vinyl flooring and painted décor. It includes a radiator and a UPVC frosted window for privacy and natural light. The suite comprises a bath with an overhead shower, a low flush WC, and a pedestal sink with a chrome mixer tap, all complemented by tiled splashbacks.

BEDROOM TWO

12'0" x 7'2" (3.66 x 2.19)

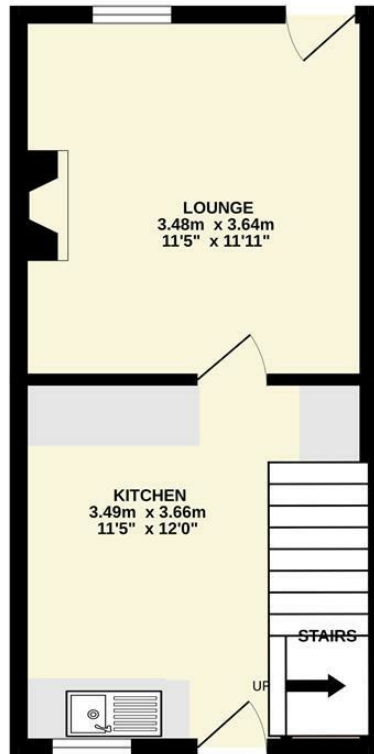
A single bedroom featuring carpeted flooring, painted décor, a UPVC window, and a radiator for heating.

BEDROOM ONE

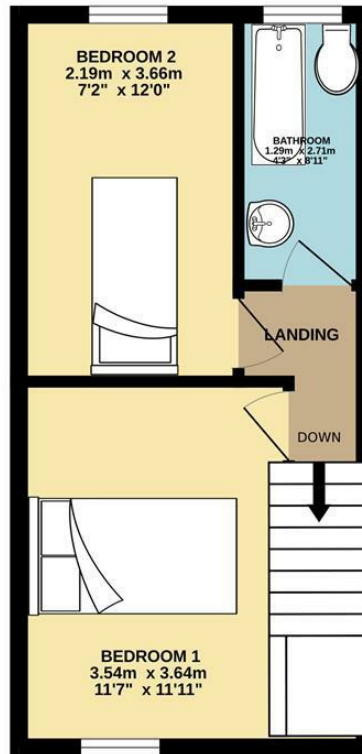
11'11" x 11'7" (3.64 x 3.54)

Bedroom one is a spacious double room with carpeted flooring, painted décor, a radiator, and a UPVC window providing natural light.

GROUND FLOOR  
25.1 sq.m. (270 sq.ft.) approx.

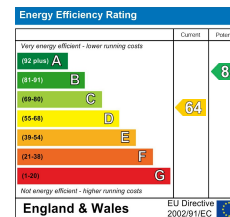


1ST FLOOR  
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA : 50.3 sq.m. (541 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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## EXTERIOR AND GARDEN

The property includes a garden to the front, perfect for curb appeal and outdoor enjoyment, and a patio area to the rear, ideal for relaxing or entertaining.

## GENERAL INFORMATION

Tenure: FREEHOLD  
Fully uPVC Double Glazing  
Gas Central Heating  
Council Tax Band A  
EPC Rating: D

Total Floor Area: 546.00 sq ft / 50.7 sq m

## 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 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.

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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