



North Side, New Tupton, Chesterfield, S42 6BW

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Offers Over £155,000

PINEWOOD





# North Side New Tupton Chesterfield S42 6BW



## Offers Over £155,000

**3 bedrooms  
1 bathrooms  
2 receptions**

- THREE BEDROOMS IDEAL FOR THE FAMILY INVESTOR OR FIRST TIME BUYER
  - MODERNISATION REQUIRED
  - SPACIOUS 860 SQ FT OF ACCOMODATION
  - LOCATED IN THE VILLAGE OF NEW TUPTON
  - CLOSE TO CHESTERFIELD AND CLAY CROSS TOWNS
  - GREAT LOCAL SCHOOLS WITHIN WALKING DISTANCE
- EASY ACCESS TO VILLAGE AMENITIES, MAIN COMMUTER ROUTES AND M1 MOTORWAY
  - QUIET NORTH SIDE AREA - VIEW TO THE REAR
- GAS CENTRAL HEATING - GAS CENTRAL HEATING - COUNCIL TAX BAND A
- POTENTIAL TO ADD DRIVEWAY PARKING - GENEROUS REAR GARDEN WITH BRICK BUILT STORE/SHED





**\*\*NO CHAIN\*\*VIEWS TO THE REAR\*\*POTENTIAL FOR DRIVEWAY PARKING**

Nestled in the charming area of north side, New Tupton, this semi-detached house offers a delightful blend of comfort and convenience, with a generous 860 sq ft of living space and sat on a generous plot, the property is perfect for families, first time buyer or investor.

The ground floor comprises a porch, lounge, bathroom and kitchen diner, upstairs the three well-proportioned bedrooms provide ample space for family living or accommodating visitors and the rear bedrooms have lovely views.

To the front is a lawn which potentially be converted to driveway parking, to the rear is a generous garden with brick built shed/store.

The location is particularly appealing, as it combines a peaceful residential atmosphere with easy access to local amenities and transport links. whether you are a first-time buyer or looking for a family home, this property presents an excellent opportunity to create lasting memories in a welcoming community. do not miss the chance to view this lovely home in New Tupton, where comfort and practicality meet.

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

**\*\*Please contact Pinewood Properties if you wish to view or have any questions!\*\***

**Kitchen**

10'5" x 10'9" (3.18 x 3.28)

A lovely sized kitchen with modern appliances and plenty of space for a dining table and for hosting. Under counter space for a washer and dryer, a sink and drainer located underneath the uPVC window that overlooks the garden. A gas hob and oven finish the wonderful room, including built in storage space and space for an American fridge freezer.

**Bathroom**

7'6" x 5'1" (2.3 x 1.57)

A contemporary bathroom located on the ground floor for ease of access, featuring a lino flooring with tiled walls and a uPVC window. A toilet, pedestal hand wash basin and a bath with a shower above it complete this room.

**Lounge**

12'9" x 15'3" (3.90 x 4.66)

A very large lounge, featuring a feature fireplace and a large uPVC window that fills the room with natural light. The carpet and central heating radiator come together to create a lovely, warm environment.

**Landing**

The landing features a fitted carpet, and a uPVC window at the top of the stairs, allowing lots of natural light to fill the space and keep it feeling warm. At the end of the landing there is a large storage cupboard for that added extra practicality.

**Bedroom 1**

10'11" x 12'5" (3.33 x 3.79)

This large principle room features, a central heating radiator 2 uPVC windows and a fitted carpet.

**Bedroom 2**

10'0" x 9'9" (3.07 x 2.99)

This room features a fitted carpet, a uPVC window overlooking the garden and a central heating radiator underneath it.

**Bedroom 3**

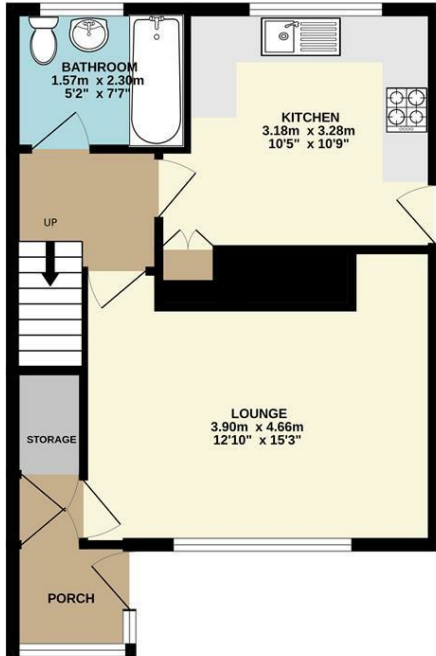
8'8" x 8'0" (2.66 x 2.44)

This room also features a uPVC window that overlooks the garden, a central heating radiator and a fitted carpet, whilst being the smallest room, it can boast a great deal of space for whatever it might be needed for.

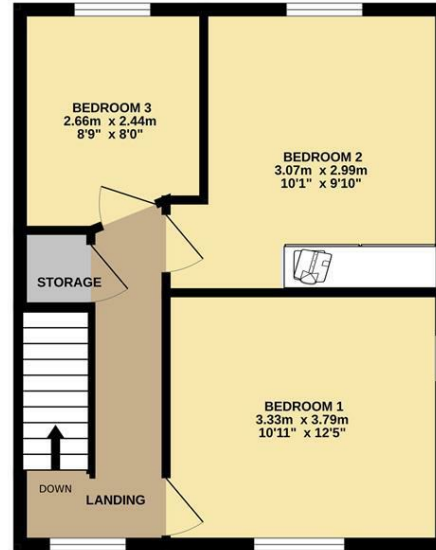




GROUND FLOOR  
40.4 sq.m. (434 sq.ft.) approx.

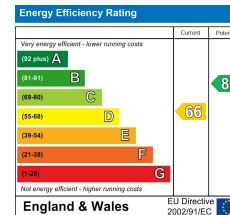


1ST FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA: 79.9 sq.m. (860 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

A well sized rear garden with brick built shed/store and a mix of paving and grass area, all fenced in and safe for families. Also coming around onto the front, you also see the front garden, lots of outside space for you to utilize and potential to convert to driveway parking.

## General Information

uPVC windows and Gas Central Heating  
Tenure - Freehold  
Council Tax Band A  
EPC Rating D  
Total Floor Area 860.00 sq ft / 79.9 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.

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