



Heywood Street, Brimington, Chesterfield, Derbyshire S43 1DB

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 EPC

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£125,000

PINEWOOD



# Heywood Street Brimington Chesterfield Derbyshire S43 1DB

**£125,000**

**2 bedrooms  
2 bathrooms  
1 receptions**

- NO CHAIN - Ideal for First Time Buyers/Investors - Poss 7.2% Gross Yield
  - Lovely Lounge with Feature Fireplace
  - Ground Floor Modern Bathroom with White Suite
  - Additional Shower Room to First Floor
    - Two Double Bedrooms
- Village Location - Close to all the village amenities - Cul De Sac Location
  - South Facing Rear Enclosed Courtyard
  - New Carpets Fitted in 2022
- Spacious Kitchen Diner with Integrated Oven, Hob and Extractor
- Gas Central Heating (Combi Boiler) and uPVC Double Glazing - Council Tax Band A - EPC Rated D



**\*\*NO CHAIN\*\*PERFECT FOR INVESTORS OR FIRST TIME BUYERS\*\***

Pinewood Properties are delighted to offer this attractive two DOUBLE bedroom mid-terraced house - perfect for first-time buyers or investors. ( APPROX 7.2% GROSS YIELD) Located on a cul de sac in the village of Brimington, centrally located for all the village amenities and only a short drive to the town of Chesterfield, Train Station and Royal Hospital. Close to Chesterfield Canal, perfect for walks.

It offers well-ordered accommodation together with low maintenance rear enclosed SOUTH FACING courtyard. The property downstairs has a spacious lounge, modern kitchen diner and a modern bathroom with white suite and bath with mixer shower over, To the first floor are TWO DOUBLE bedrooms and a stylish fully tiled shower room. With uPVC Double Glazing windows and doors and Gas Central Heating(Combi boiler)

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

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

### Lounge

12'1" x 11'0" (3.70 x 3.37)

A good sized lounge area spanning the full width of the property, having an electric feature fire, painted décor, radiator, wooden laminate flooring, and upvc windows and door.

### Kitchen/Diner

12'1" x 12'0" (3.70 x 3.67)

Fitted with a range of wood effect, wall, drawer and base units, laminated worktops, stainless sink with chrome mixer tap. space for cooker, space and plumbing for a washing machine - this large kitchen also offers ample space for dining and built in storage under stairs, radiator, tiled effect vinyl flooring and painted decor.

### Ground Floor Bathroom

5'6" x 7'4" (1.68 x 2.26)

With a white 3 piece suite with over bath mixer shower, pedestal wash basin with chrome mixer taps, a cistern flush W/C, UPVC frosted window and tiled effect vinyl flooring.

### Bedroom One

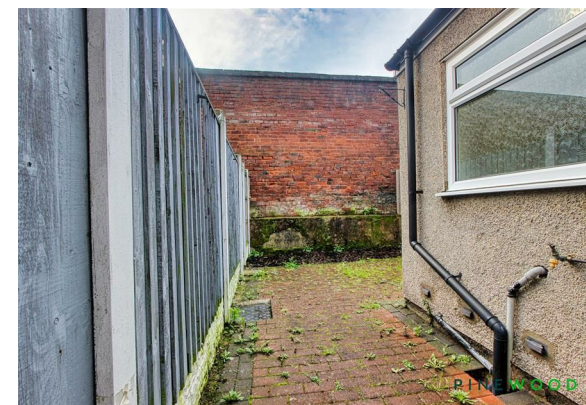
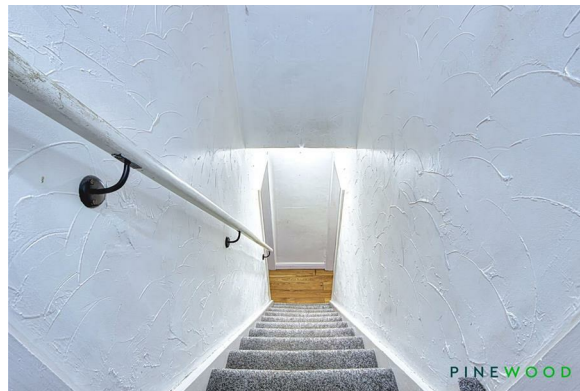
12'1" x 11'1" (3.70 x 3.39)

A good sized front facing double bedroom, with UPVC windows spanning the full width of the property, carpet, painted décor and radiator.

### Bedroom Two

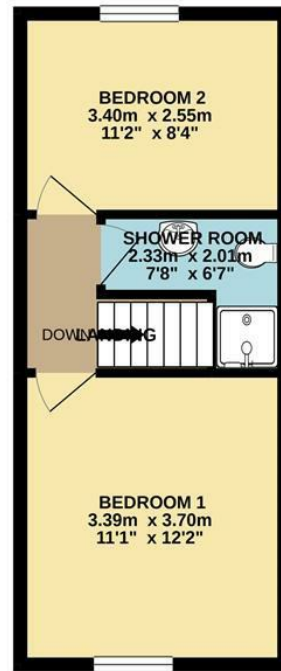
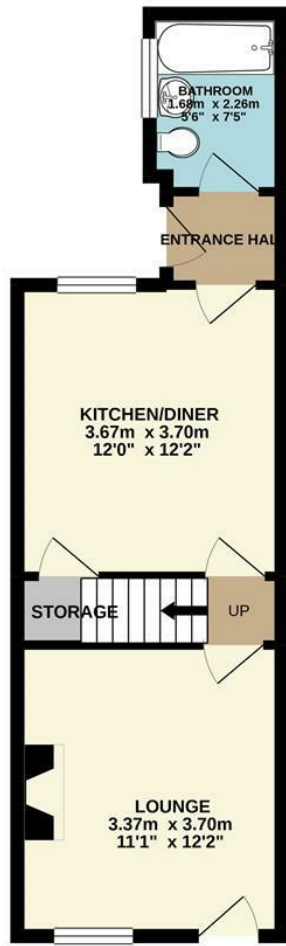
11'1" x 8'4" (3.40 x 2.55)

A rear facing double bedroom, with UPVC windows, again spanning the full width of the property, carpet, radiator and UPVC window.



GROUND FLOOR  
32.6 sq.m. (351 sq.ft.) approx.

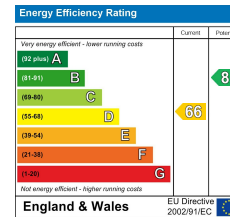
1ST FLOOR  
27.8 sq.m. (299 sq.ft.) approx.



TOTAL FLOOR AREA: 60.4 sq.m. (650 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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### Upstairs Shower Room

7'7" x 6'7" (2.33 x 2.01)

This is a strong feature of the property as the fully tiled shower room upstairs, which is rare for this property type. It is modern, fully tiled shower room features a white pedestal washbasin with chrome mixer tap, low flush WC and shower cubicle, wall mounted chrome heated towel rail & downlighting.

### Exterior

To the front of the property is a low maintenance garden with on street parking. To the rear is a low maintenance SOUTH FACING private courtyard area ideal for seating.

### General

Tenure: Freehold  
Total Floor Area: 650 sq ft/ 60.4 sq m  
Energy Performance Rating: D rated  
uPVC Double Glazing and Doors  
Gas Central Heating - Combi Boiler  
Council Tax Band A

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24 Albert Street  
Mansfield, NG1  
01623 621001

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26 Mill Street,  
Clowne, S43 4JN  
01246 810519

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