



Grasscroft House, Chesterfield, Derbyshire S40 2GA

2 2 1 EPC C

£125,000

PINEWOOD



Grasscroft House

**Chesterfield
Derbyshire
S40 2GA**

£125,000

**2 bedrooms
2 bathrooms
1 receptions**

- No Chain - Great For First Time Buyers or Investors (Poss 7.2% Gross Yield)
- Ensuite Shower Room to Main Double Bedroom - Two Double Bedrooms
 - Modern Bathroom with White Suite
 - Allocated Parking Space in Communal Car Park
- uPVC Double Glazing and Electric Heating - Council Tax Band B - EPC Rated C
- Great for Access to M1 Motorway Junct 29 and Main Commuter Routes
 - Large Lounge/Diner with Bay Window
 - Neutral Decor and Carpets Throughout
- Separate Modern Kitchen with Integrated Oven, Four Ring Hob and Extractor
- Short Walk to the Town Centre of Chesterfield and Nearby Retails Parks



NO CHAIN – IDEAL FOR INVESTORS OR FIRST-TIME BUYERS

A two-bedroom ground floor apartment located in a highly sought-after area of The Spires development, offering an excellent opportunity for investors or first-time buyers. The development is popular due to its convenient location, within easy reach of Chesterfield town centre, local amenities, retail parks, motorway links, and excellent train connections. Residents can also enjoy easy access to the Five Pits Trail and the Peak District, perfect for walking and cycling.

The apartment features a welcoming entrance hall leading to all accommodation with built-in storage and intercom. The spacious lounge/diner benefits from multiple UPVC windows, creating a bright and airy living space. The modern kitchen is fitted with modern wall and base units, laminated worktops, a stainless steel sink with chrome mixer tap, integrated oven, four-ring electric hob, extractor hood, with space for a tall fridge freezer, and space/plumbing for a washing machine.

The main bedroom is a generous double with a front-facing aspect, electric wall heater, and direct access to a contemporary en-suite shower room, fitted with a shower enclosure, low-flush WC, ceramic sink set within a vanity unit, tiled splash backs, wall-mounted heater, and extractor fan. The second double bedroom overlooks the rear of the development.

The main bathroom features a modern white three-piece suite with vanity storage, partially tiled walls, tiled flooring, and a wall-mounted heater.

The property is neutrally decorated throughout with neutral fitted carpets, uPVC double glazing, and electric heating. Externally, it benefits from an allocated parking space in the communal rear car park and additional visitor spaces.

Virtual Video Tour Available – Take a Look Around!

For viewings or further information, please call Pinewood Properties.

ENTRANCE HALL

Welcoming entrance hall featuring a built-in storage cupboard and an additional cupboard housing the Pulsar Coil boiler. Finished with neutral décor, fitted neutral carpet, electric heater, and convenient entry phone system.

BEDROOM TWO

14'0" x 10'2" (4.28 x 3.10)

A well-proportioned double bedroom featuring neutral painted décor, fitted carpet, an electric heater, and a UPVC double-glazed window providing natural light.

BATHROOM

6'10" x 6'6" (2.09 x 2.00)

Stylish bathroom comprising a low-flush WC, bath with tiled splash backs, and a ceramic sink with chrome taps set into a practical vanity unit. Finished with tiled flooring, painted décor, extractor fan, and a wall-mounted heater.

KITCHEN

11'5" x 6'1" (3.50 x 1.87)

Modern kitchen with tiled flooring and neutral painted décor. Fitted with white gloss wall and base units, laminated worktops, a stainless steel sink with chrome mixer tap, 4-ring electric hob, oven, and extractor hood. Inset spotlights provide a contemporary touch. There is space and plumbing for a washing machine, as well as room for a tall fridge/freezer, and a UPVC double-glazed window completes the bright, practical space.

LOUNGE DINER

22'9" x 21'9" (6.95 x 6.64)

Spacious lounge/dining area with neutral painted décor and fitted carpet. Features two wall-mounted electric heaters, five UPVC double-glazed windows allowing plenty of natural light, and stylish inset spotlights.

BEDROOM ONE

12'11" x 11'9" (3.95 x 3.59)

A spacious double bedroom offering neutral painted décor, fitted carpet, an electric heater, and a UPVC double-glazed window. Benefits from direct access to the en-suite shower room.

ENSUITE SHOWER ROOM

9'3" x 5'0" (2.83 x 1.54)

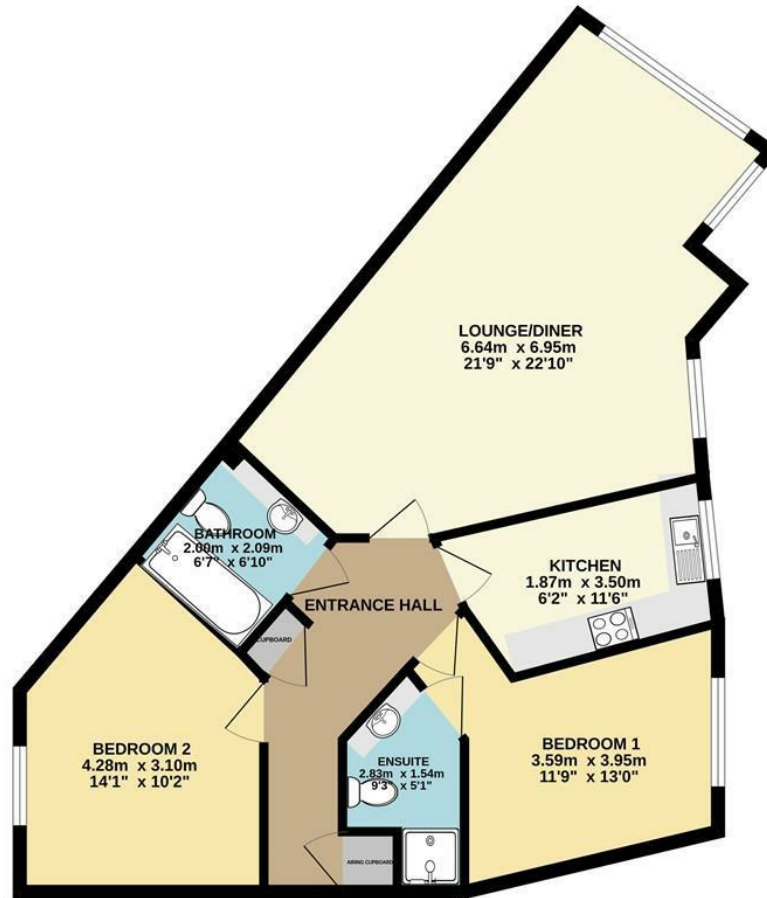
Well-appointed en-suite featuring a shower enclosure, low-flush WC, and a ceramic sink with chrome taps set into a wooden vanity unit with tiled splashbacks. Finished with tiled flooring, painted décor, wall-mounted electric heater, and an extractor fan.

EXTERIOR

Set in communal grounds, allocated parking space in the communal car park.

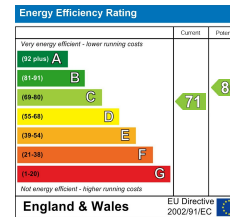


GROUND FLOOR
65.4 sq.m. (704 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 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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GENERAL INFORMATION

TENURE- LEASEHOLD
TOTAL FLOOR AREA - 704.00 SQ FT / 65.4 SQ M
UPVC DOUBLE GLAZING
ELECTRIC HEATING
COUNCIL TAX BAND B
EPC RATED C

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.

MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

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