



Valley Road, Spital, Chesterfield, Derbyshire S41 0HB

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£135,000

PINWOOD





# Valley Road Spital Chesterfield Derbyshire S41 0HB

## £135,000

**2 bedrooms  
1 bathrooms  
2 receptions**

- NO CHAIN - Ideal for the First time Buyer or Investor
- Fitted Kitchen with Space for Bistro Table & Separate Utility Room/WC
- Two Reception Rooms - Lounge With Feature Fireplace - Dining Room With Feature Fireplace and built in Storage
- Enclosed South Facing Rear Garden With Lawn & Patio and Useful Outbuilding/Store
  - Well Maintained & Contemporary Styled
  - Family Bathroom With White Suite and Shower over Bath
- uPVC Double Glazing to Front Aspect - Gas Central Heating (Combi Boiler) - Council Tax Band A - Freehold
  - On Street Parking Available to the Front of the Property
  - Spital Park, Hady Woods and Playing Fields are Closeby
- Short walk to the Town Centre, Train Station ,College, Hospital, Canal and Main Commuter Routes/M1 Motorway Junct 29





NO CHAIN - PERFECT FOR COUPLES, DOWNSIZERS, INVESTORS OR FIRST-TIME BUYERS.....

Nestled in the charming area of Spital on the edge of the town of Chesterfield, this delightful 2/3 mid-terrace house on Valley Road offers a perfect blend of comfort and convenience. Spanning an impressive 921 square feet, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests. The inviting living spaces are filled with natural light, creating a warm and welcoming atmosphere.

The cute galley kitchen has space for a bistro table and leads to the useful utility room with wc.

Upstairs comprises the principal spacious bedroom with built-in wardrobe/cupboard, a second bedroom, please note this room does not have natural light or a window, this room gives access to the third bedroom, being a single bedroom with built-in wardrobe/storage.

The layout is thoughtfully designed to maximise space and functionality, making it suitable for a variety of lifestyles, whether you are a first-time buyer, investor, a small family, or looking to downsize.

Completing this charming home is a well-appointed bathroom with white suite and shower over bath, ensuring all your daily needs are met with ease.

To the rear is a south facing and enclosed tiered garden with lawn, trees and outbuilding, To the front on street parking is available.

The property is situated in a desirable location, offering easy access to local amenities, parks, schools, and main transport links and a short walk to the town centre of Chesterfield, making it an excellent choice for those seeking a vibrant community.

With its appealing features and prime location, this mid-terrace house on Valley Road presents a wonderful opportunity for anyone looking to settle in the heart of Derbyshire. Don't miss the chance to make this lovely property your new home.

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

**\*\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

#### LOUNGE

11'10" x 10'11" (3.62 x 3.34)

Welcoming lounge featuring a wooden door entrance, laminate flooring, and a uPVC window providing natural light. Finished with painted décor, coving, and a decorative ceiling rose. Additional features include a built-in storage cupboard, central radiator, and an attractive inglenook fireplace.

#### DINING ROOM

11'11" x 10'10" (3.64 x 3.32)

A flexible space ideal as a dining room, family room, home office, or second sitting room. Features include a built-in under-stairs cupboard, additional storage cupboard, wooden laminate flooring, and a single glazed window. Finished with painted décor, a central radiator, and a charming inglenook fireplace creating a cosy focal point.

#### KITCHEN

12'4" x 6'6" (3.78 x 2.00)

Fitted with wood-effect laminate worktops and tiled splash backs, this kitchen features a stainless steel sink with chrome mixer taps, stainless steel extractor, and spaces for a slot-in cooker and under-counter fridge. Finished with wooden laminate flooring, painted décor, and single-glazed windows (one frosted). Warmth is provided by a radiator.

#### UTILITY ROOM/WC

10'0" x 6'6".00" (3.05 x 2.00)

Practical utility space fitted with wood-effect laminate worktops and tiled surrounds, incorporating a stainless steel circular sink with mixer tap. Finished with wooden laminate flooring, painted décor with panelling, and single-glazed frosted windows. Additional features include a wall-mounted radiator.

#### STAIRS AND LANDING

Carpeted throughout with painted décor, providing access to the first-floor accommodation.

#### BEDROOM ONE

13'7" x 10'9" (4.16 x 3.30)

Spacious front-facing double bedroom with a built-in wardrobe/storage and loft access. Finished with painted décor, a central radiator, and a uPVC window providing natural light.

#### BEDROOM TWO

11'10" x 7'6" (3.63 x 2.31)

A double bedroom finished with carpeted flooring, wallpaper décor, and a central radiator. Please note: this room does not have a window/natural light.

#### BEDROOM THREE ( OFF BED 2)

11'7" x 6'8" (3.54 x 2.05)

Accessed via bedroom two, this single room features carpeted flooring, painted décor, a built-in storage cupboard, and a uPVC window providing natural light.





GROUND FLOOR  
44.6 sq.m. (480 sq.ft.) approx.



1ST FLOOR  
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 85.5 sq.m. (921 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

8'10" x 5'9" (2.71 x 1.76)

Stylish and well-presented, fitted with a low-flush WC, pedestal wash basin with chrome taps, and a chrome mixer shower with glass screen. Finished with full wall tiling, wooden laminate flooring, and a uPVC frosted window. Additional features include a wall-mounted chrome towel radiator.

## EXTERIOR

Tiered and fully enclosed, the rear garden features a mix of gravel and lawn areas, mature trees, and a handy outbuilding, providing both greenery and practical outdoor space. On street parking is available to the front of the property.

## GENERAL INFORMATION

COUNCIL TAX BAND - A - CHESTERFIELD BOROUGH COUNCIL

TENURE - FREEHOLD

TOTAL FLOOR AREA - 921.00 sq ft / 85.5 sq m

EPC RATING - D

GAS CENTRAL HEATING (COMBI BOILER)

UPVC DOUBLE GLAZING TO FRONT

LOFT

## 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.

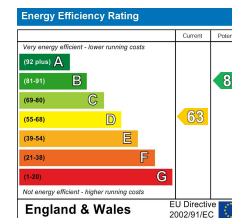
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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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