



Market Street, Clay Cross, Chesterfield, Derbyshire S45 9NB

- 2
- 1
- 1
- EPC

£110,000

PINEWOOD



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**2 bedrooms
1 bathrooms
1 receptions**

- Two Double Bedrooms - Principal Bedroom has Built in Storage Cupboard and Built in Wardrobes
 - Modern Bathroom with White Suite and Shower over Shaped Bath
 - Two Spacious and Flexible Reception Rooms
- New Navy Handless Kitchen Fitted in 2024 with Integrated Oven, Hob and Extractor, (dishwasher can be included in the sale)
- Lovely Rear Garden with Outbuilding, Lawn and Lush Borders - New Patio Fitted 2024
- UPVC Triple Glazing to the Front and uPVC Double Glazing to the Rear fitted 2024
 - New Rendering 2024 - New External Doors Fitted 2024
- Centrally Located on Market Street - Close to local amenities - Near the New Leisure Centre
- Easy Access to the Main Commuter Routes and M1 Motorway Junct 29 - Only a Short Drive into the Peak District
 - Ideal for the First Time Buyers or Investors - Approx 8.5% Gross Yield





UPGRADED HOME - IDEAL FOR THE FIRST TIME BUYER OR INVESTOR

Nestled in the heart of the town of Clay Cross, Chesterfield, this charming mid terraced home on Market Street offers a delightful blend of character and modern living. The upgraded property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

Spanning an impressive 853 square feet, this home features a well-proportioned reception room that serves as the perfect space for relaxation or entertaining guests. The second reception room could be used as a dining room or family room, the sleek navy handless kitchen was fitted in 2024 and includes an integrated oven, hob and extractor, dishwasher can be included in the sale.

Upstairs two double bedrooms are thoughtfully designed, providing ample space for rest and personalisation. The generous modern bathroom has a white suite with shower over shaped bath.

To the rear is a well stocked lush garden with outbuilding/store, patio fitted in 2024 and lawn. To the front on street parking is available

The property's central location on Market Street places it within easy reach of local amenities, leisure centre, schools, and transport links, making it an ideal choice for families and professionals alike. The surrounding area is known for its friendly community and great amenities, offering a peaceful retreat from the hustle and bustle of daily life.

This terraced house presents an excellent opportunity for those seeking a home with character in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this charming house your new home.

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

Lounge

12'6" x 12'2" (3.82 x 3.72)

A welcoming space featuring carpeted flooring, painted décor, and an electric fire. The room benefits from a UPVC window and a composite front door installed in 2023, providing both natural light and modern security. Inner hall provides access to the cellar.

Dining Room

12'11" x 12'4" (3.94m x 3.77m)

The second reception room/dining room combines charm and character with a striking wooden fireplace surround and ornate tiled insert, creating a focal point full of period appeal. The room is spacious enough to accommodate a dining table and chairs comfortably, with neutral walls and carpet providing a versatile backdrop for various décor styles. UPVC window, radiator and carpet.

Kitchen

9'1" x 6'1" (2.77 x 1.87)

Fitted in 2024 with navy soft-close wall and base units, complemented by laminated worktops and wooden laminate flooring. Features include a four-ring gas hob, oven, extractor fan, and a composite sink with chrome mixer tap. There is space and plumbing for a washing machine (not included in the sale) and dishwasher (included in the sale), as well as room for a tall fridge-freezer. The kitchen benefits from a UPVC window and a UPVC door providing access to the rear.

Stairs and landing

The stairs rise from the dining room with loft access and built in storage cupboard.

Bedroom 1

12'2" x 16'1" (3.70m x 4.91m)

Bedroom 1 is a generous and bright room with two UPVC windows allowing plenty of natural light. The neutral wall tones and carpet create a calm retreat, ample space for furniture or personal touches, with radiator, built in storage cupboard and built in wardrobes.

Bedroom 2

12'8" x 12'4" (3.87m x 3.77m)

Double Bedroom 2 offers a comfortable and well-proportioned versatile space with neutral decor and carpet, radiator and UPVC window, suitable as a study or second bedroom.

Bathroom

9'2" x 5'8" (2.81 x 1.73)

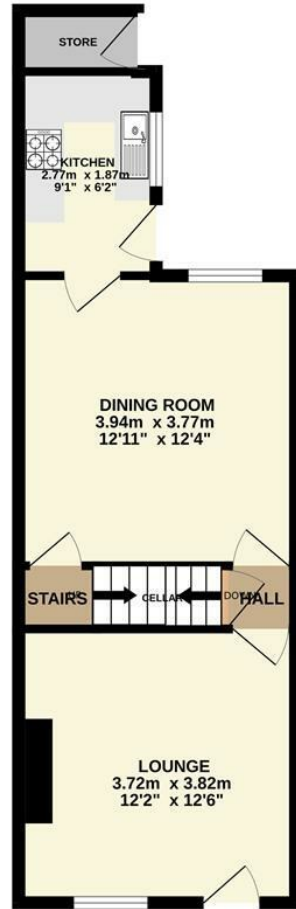
Well-appointed modern bathroom featuring a tiled floor, part tiled walls, and part painted décor. Includes a p-shaped bath with glass screen and electric shower over, pedestal sink with chrome mixer tap, and a low flush WC. A frosted UPVC window provides privacy and natural light. Additional features include a radiator and a built-in storage cupboard housing the Worcester combi boiler.

Exterior

The rear garden extends with a paved pathway and a seating area perfect for enjoying the outdoors. Lush greenery and mature shrubs line the borders, blending into a lawned section with well-established plants and a wooden bench, creating a tranquil and private outdoor space to relax or entertain. With built in useful store, to the front street parking is available.

GROUND FLOOR
38.1 sq.m. (410 sq.ft.) approx.

1ST FLOOR
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA: 79.3 sq.m. (853 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

EPC: TBC
Council Tax Band: A
Total floor area: 853.00 sq ft / 89.3 sq m
Gas central heating - Combi Boiler
uPVC double glazing - Triple glazing to the front and double glazing to the rear fitted 2024
New external doors fitted 2024
Tenure - Freehold
Rendering done in 2024
Rear Patio fitted 2024
Loft - Loft Insulation Fitted 2021

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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