



Avonside Close, Barrow Hill, Chesterfield, Derbyshire S43 2NT

 3  1  1  C

£185,000

PINEWOOD



**Avonside Close
Barrow Hill
Chesterfield
Derbyshire
S43 2NT**



£185,000

**3 bedrooms
1 bathrooms
1 receptions**

- DRIVEWAY PARKING FOR TWO CARS
- IDEAL FOR ACCESS TO M1 MOTORWAY
- IDEAL FIRST OF FAMILY HOME
- POPULAR RESIDENTIAL ESTATE - CUL DE SAC
- DOWNSTAIRS WC/CLOAKROOM
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER SHAPED BATH
- MODERN KITCHEN WITH OVEN, HOB AND EXTRACTOR
- LOUNGE DINER WITH UPVC DOORS TO REAR GARDEN
- GENEROUS FULLY ENCLOSED REAR AND SIDE GARDEN WITH LAWN AND PATIO
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING

****PRICED TO SELL****

****DRIVEWAY PARKING FOR TWO CARS**VERY WELL PRESENTED**IDEAL FOR FIRST TIME BUYERS OR FAMILY HOME**GENEROUS PRIVATE GARDEN****

Pinewood Properties are delighted to offer this well presented **THREE BED DETACHED HOUSE** which would make an ideal first or family home. Located on this popular residential estate, cu l de sac position in the village of Barrow Hill, ideal for access to the M1 Motorway, close to all the local village amenities, shops, pubs, restaurants, country parks, bus routes, commuter routes and access to the surrounding villages and town of Chesterfield. The downstairs comprises of entrance hall, downstairs w.c/cloakroom, lounge diner with uPVC patio door accessing the garden. Modern kitchen with built in oven, hob and extractor with a uPVC door leading out to the rear west facing and fully enclosed private generous garden with level lawn and patio. To the first floor are two double bedrooms and a single bedroom with a stylish bathroom having a white three piece suite with shower over shaped bath. To the side is driveway parking for two cars. Gas Central Heating and uPVC Double Glazing.

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

KITCHEN

8'7" x 8'3" (2.64 x 2.53)

LOUNGE

22'7" x 13'4" (6.89 x 4.07)

DOWNSTAIRS WC/CLOAKROOM

2'11" x 5'3" (0.89 x 1.62)

BATHROOM

7'0" x 6'1" (2.15 x 1.86)

BEDROOM ONE

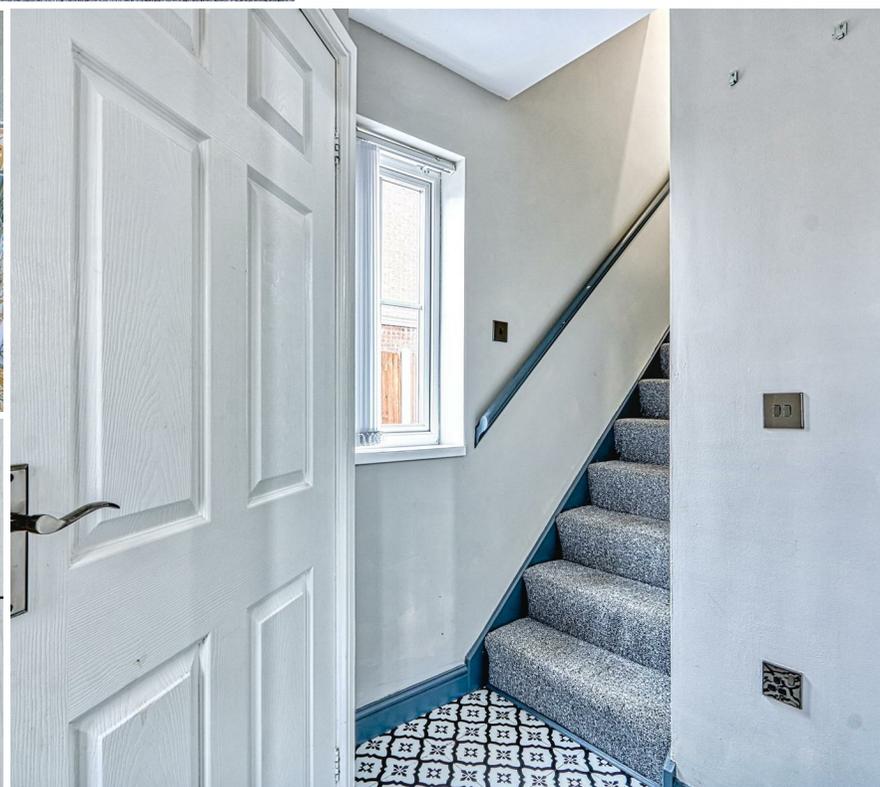
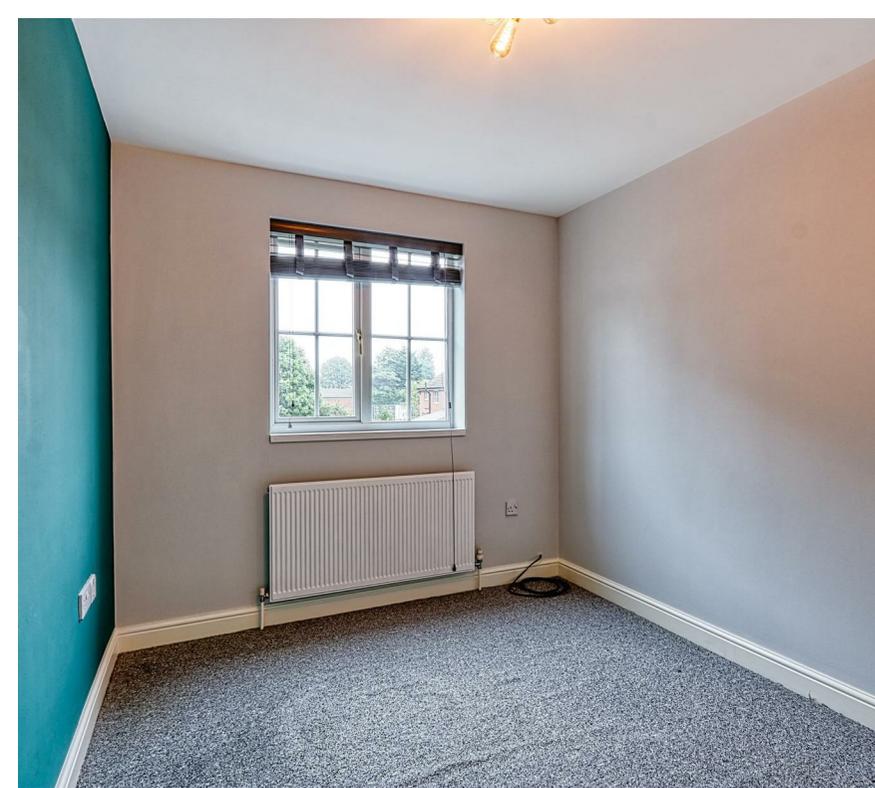
10'10" x 10'4" (3.31 x 3.17)

BEDROOM TWO

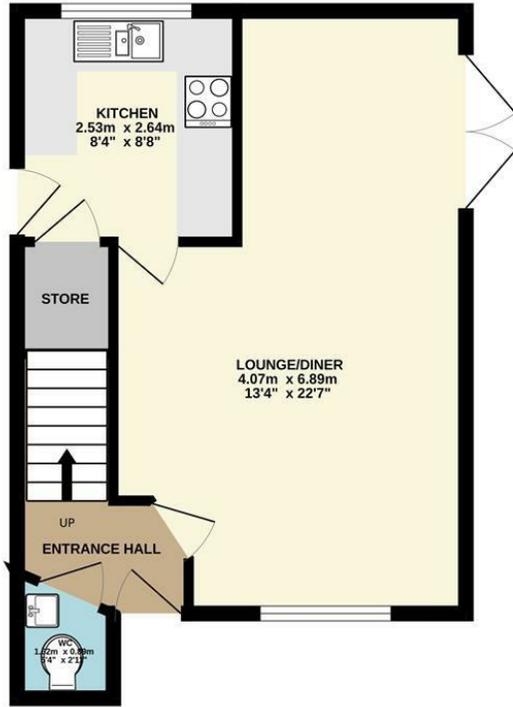
11'5" x 10'1" (3.49 x 3.08)

BEDROOM THREE

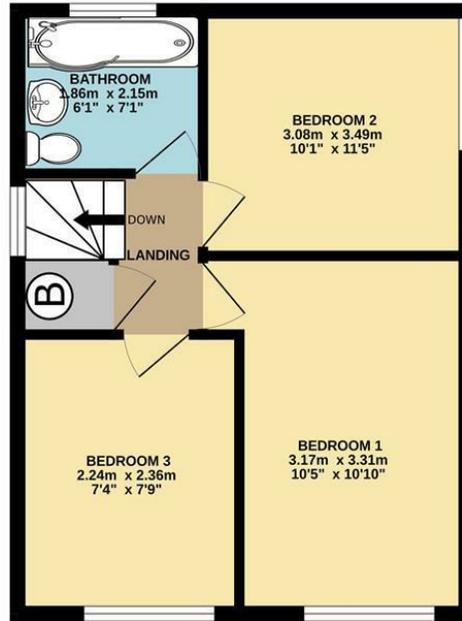
7'8" x 7'4" (2.36 x 2.24)



GROUND FLOOR
36.8 sq.m. (396 sq.ft.) approx.



1ST FLOOR
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA: 72.5 sq.m. (780 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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OUTSIDE

To the front is a driveway for tow cars, to the side is a fully enclosed west facing garden with lawn and patio, to the rear is an extension the patio and additional lawn,

GENERAL INFORMATION

Tenure: Freehold
Energy Performance Rating: C
Total Floor Area: 780.00 sq ft / 72.50 sq m
Council Tax Band B
Gas Central Heating
uPVC Double Glazing

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		89	(81-91) A
(81-91) B			(61-81) B
(69-80) C	78		(40-60) C
(55-68) D			(35-48) D
(39-54) E			(29-34) E
(21-38) F			(21-28) F
(1-20) G			(11-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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Mansfield, NG1
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Clowne, S43 4JN
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