



Stollard Street, Clay Cross, Chesterfield, Derbyshire S45 9LZ

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£125,000

PINEWOOD





**Stollard Street  
Clay Cross  
Chesterfield  
Derbyshire  
S45 9LZ**



**£125,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- SOUTH WEST FACING REAR GARDEN WITH OUTBUILDING/STORE
- CUL DE SAC LOCATION ON THE EDGE OF THE TOWN OF CLAY CROSS - ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
- SUITABLE FOR FIRST TIME BUYERS OR INVESTERS - POSS 6.4% GROSS YIELD
- TWO RECEPTION ROOMS - TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING (New Combi Boiler) - UPVC DOUBLE GLAZING - EPC RATED D - COUNCIL TAX BAND A
- UPGRADED MODERN BATHROOM - NEW DECOR
- EASY ACCESS TO ALL THE LOCAL AMENITIES, BUS ROUTES AND MAIN COMMUTER ROUTES
- MODERN KITCHEN WITH BREAKFAST BAR SEATING
- LOUNGE WITH NEW MULTI FUEL BURNER AND SOLID OAK SURROUND
- NEW WINDOWS AND DOORS, DECOR, CARPETS UPSTAIRS, LAMINATE FLOORING, FLAT AND STANDARD ROOF, COMBI BOILER, RENDERING, LOFT INSULATION AND DAMP COURSE, NEW PLASTER DOWNSTAIRS





PERFECT FOR FIRST TIME BUYERS OR INVESTORS\*\*UPGRADED TO A HIGH STANDARD\*\*

Pinewood Properties are delighted to offer this TWO DOUBLE bed mid terraced property UPGRADED to a high standard ideally suited to first time buyers or investors situated on a cul de sac in the heart of the town of Clay Cross. Close to all the local amenities that Clay Cross offers, next to a bus route, main commuter routes and a short drive into the towns of Alfreton and Chesterfield and ideally placed for access to the M1 motorway.

Upon entering the property, you are greeted by a cosy reception room with newly fitted multi fuel burner in solid oak surround, perfect for relaxing with family or entertaining guests. The second reception room is used as a family room but could easily be used as a dining room, being open plan the modern kitchen which has a useful breakfast bar seating area.

The house upstairs has two lovely double bedrooms, offering ample space for a small family or those in need of a guest room or home office.

The upgraded bathroom provides a convenient and modern space for your daily routines. With a total of 844 square feet, this property offers a comfortable living space for you to make your own.

To the rear is an enclosed garden, lawn, patio and outbuilding/store. To the front on street parking is available.

Dating back to the early 1900s, this house exudes character and history, adding to its unique charm.

Don't miss the opportunity to own this delightful property in the heart of Derbyshire. Book a viewing today and envision the possibilities of making this house your new home.

NEW COMBI BOILER\*NEW CARPETS AND LAMINATE FLOORING\*NEW ROOFS\*NEW DECOR\*NEW WINDOWS AND DOORS\*NEW RENDER\*NEW MULTI FUEL BURNER\*NEW LOFT INSULATION\*NEW DAMP PROOF COURSE\*

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

**LOUNGE**

14'2" x 12'8" (4.33 x 3.87)

**DINING ROOM**

12'5" x 12'4" (3.8 x 3.77)

**KITCHEN**

11'8" x 8'3" (3.56 x 2.54)

**BATHROOM**

7'11" x 5'11" (2.43 x 1.81)

The combi boiler is located in here.

**BEDROOM TWO**

12'4" x 9'6" (3.76 x 2.90)

**BEDROOM ONE**

12'7" x 11'1" (3.86 x 3.39)

**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.

**OUTSIDE**

**GENERAL INFORMATION**

Tenure: FREEHOLD

Council Tax Band-A - Neddcc

Gas Central Heating - Combi Boiler fitted 2019

uPVC Double Glazing

Total Floor Area

Multi Fuel Burner Available By Separate Negotiation

Cooker Available By Separate Negotiation

Loft: Partially Boarded, Insulation, Lighting, Power and Pull Down Ladder

Loft Insulation Fitted 2022

Damp Poof Course Fitted 2019

New Render 2024

New Carpets and Laminate Flooring

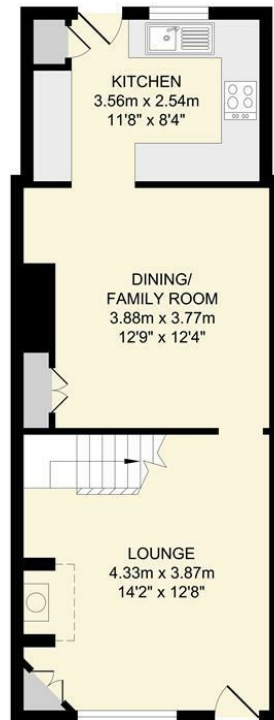
Wardrobes Available by Separate Negation

**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



GROUND FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



FIRST FLOOR  
36.5 sq.m (393 sq.ft.) approx.



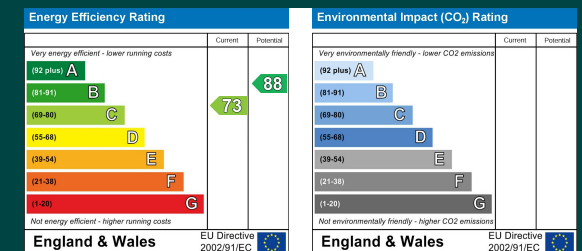
TOTAL FLOOR AREA : 78.4 sq.m ( 844 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Assessments First

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.



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Mansfield, NG1  
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26 Mill Street,  
Clowne, S43 4JN  
01246 810519

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20 Market Street,  
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