



**Station Road, Hollingwood, Chesterfield, Derbyshire S43 2HW**

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**£175,000**

**PINEWOOD**



# Station Road Hollingwood Chesterfield Derbyshire S43 2HW



**£175,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- NO CHAIN - PERFECT FOR THE FIRST TIME BUYER, SMALL FAMILY OR INVESTOR
- RENOVATED HOME - NEW NEUTRAL DECOR, FLOORING, KITCHEN AND BATHROOM
- SOUTH EAST FACING REAR ENCLOSED LANDSCAPED GARDEN WITH LAWN, SHED AND PATIO
- OPPOSITE THE BRSA SPORTS GROUND AND CLOSE TO THE CHESTERFIELD CANAL FOR WALKS
- SHORT DRIVE INTO THE TOWNS OF CHESTERFIELD, DRONFIELD, ECKINGTON AND STAVELEY
  - CLOSE TO ALL THE VILLAGE AMENITIES
- GAS CENTRAL HEATING - COMBI BOILER - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
  - DRIVEWAY PARKING FOR TWO/THREE CARS
- STUNNING KITCHEN WITH INTEGRATED FRIDGE, FREEZER, OVEN, HOB AND EXTRACTOR AND BREAKFAST BAR SEATING
- SPACIOUS CONSERVATORY WITH UPVC DOORS LEADING OUT TO THE REAR GARDEN



PINEWOOD

## NO CHAIN - RENOVATED FAMILY HOME

Located in the sought-after area of Hollingwood, Chesterfield, on a popular residential estate is this charming three-bedroom end-terrace home on Station Road offers a perfect blend of character and modern living. The property has been renovated to a very high standard throughout.

The ground floor comprises an entrance hall, the breakfast kitchen is fitted with modern gloss soft close units, integrated appliances, and a practical breakfast bar. A convenient WC/utility room includes plumbing for a washing machine (included). The lounge diner provides a warm and welcoming atmosphere, ideal for relaxing or entertaining guests which opens into a spacious brick-built conservatory with UPVC doors leading to the rear garden.

Upstairs, three well-proportioned bedrooms include two front-facing doubles—one with a stylish panelled feature wall and views over the nearby sports ground and beyond—and a rear-facing principal bedroom with fitted wardrobes. The stylish bathroom is equipped with a white suite including a bath and shower over, low flush WC, vanity unit,

Externally, the property features off-road parking for approx 2/3 vehicles on a block-paved driveway with lawned areas to the front. The rear garden offers a fully enclosed and landscaped space with shed, lawn and patio for outdoor enjoyment.

Situated close to reputable schools, excellent transport links including easy access to the A617, A61, M1 Motorway, and Chesterfield railway station, and a range of local village amenities, this home is perfectly positioned for families and commuters alike. The nearby canal provides scenic walking routes, adding to the location's appeal.

An early viewing is highly recommended to fully appreciate all this delightful property has to offer. Don't miss this wonderful opportunity to make a new start in this friendly community.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

### ENTRANCE HALL/STAIRS AND LANDING

The entrance hall features modern wood effect laminate flooring, fresh painted décor, a UPVC entrance door, and a radiator. The stairs are carpeted and continue up to a light-filled galleried landing, which includes new painted décor and a UPVC window providing natural light.

### GROUND FLOOR WC/UTILITY ROOM

57" x 49" (1.71 x 1.46)

The WC/Utility room is fitted with tiled-effect laminate flooring and new painted décor, offering both practicality and style. It includes a low flush WC, a ceramic sink set in a pedestal hand basin with a chrome mixer tap, a UPVC frosted window, and two radiators. There is also plumbing for a washing machine, which is included in the sale.

### LOUNGE DINER

15'11" x 10'4" (4.87 x 3.15)

The lounge diner features stylish wood effect laminated flooring and new painted décor, creating a bright and modern living space. A UPVC window allows in natural light, while UPVC double doors lead through to the conservatory. A radiator provides warmth, making it a comfortable area for both relaxing and entertaining.

### CONSERVATORY

129" x 107" (3.91 x 3.25)

The spacious conservatory is brick-built with UPVC windows and doors opening out to the garden. It features laminated flooring, two radiators for year-round use, a corrugated roof fitted with blinds, and offers a versatile additional living space filled with natural light.

### BREAKFAST KITCHEN

139" x 10'10" (4.21 x 3.31)

The breakfast kitchen is a stylish and functional space featuring wood effect laminate flooring, new painted décor, and a UPVC window allowing plenty of natural light. Fitted with a range of white gloss soft-close wall and base units, it also includes an integrated fridge and freezer, a built-in oven with four-ring gas hob and extractor, and a 1.5 stainless steel sink with mixer tap set into a laminated worktop. A breakfast bar offers convenient seating, and a built-in cupboard neatly houses the Worcester boiler. A radiator ensures comfort throughout the year and there is an additional entrance door.

### BEDROOM ONE

114" x 10'11" (3.47 x 3.33)

Bedroom one is a rear-facing double room featuring new carpeted flooring, new painted décor, a UPVC window, radiator, and fitted wardrobes, offering ample storage space.

### BEDROOM TWO

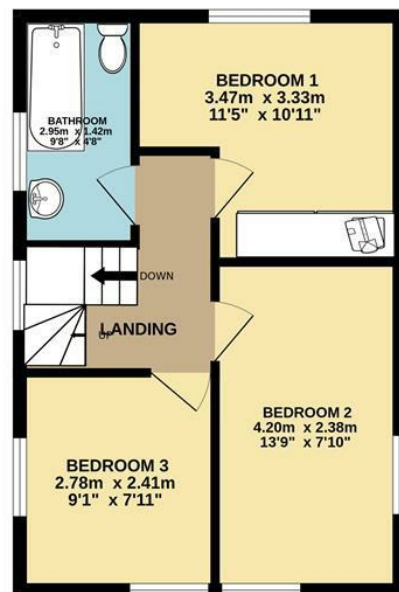
139" x 79" (4.20 x 2.38)

Bedroom two is a spacious front-facing dual aspect double room featuring new carpeted flooring, new painted décor with feature wallpaper to one wall, two UPVC windows allowing plenty of natural light, and a radiator for comfort.



GROUND FLOOR  
46.8 sq.m. (504 sq.ft.) approx.

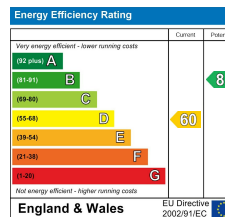
1ST FLOOR  
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA: 82.6 sq.m. (889 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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### BEDROOM THREE

9'1" x 7'10" (2.78 x 2.41)

Bedroom three is a front-facing double room enjoying views over the nearby sports ground and beyond. It features new painted décor with a stylish panelled feature wall, new carpeted flooring, a radiator, and two UPVC windows that provide plenty of natural light.

### BATHROOM

9'8" x 4'7" (2.95 x 1.42)

The bathroom is well-appointed with new tiled-effect vinyl flooring and new painted décor. It features a low flush WC, a bath with a glass screen and shower over, and partially mermaid-boarded walls for a modern, low-maintenance finish. A ceramic sink with a chrome mixer tap is set into a sleek white gloss vanity unit, and a wall-mounted towel radiator adds warmth. A UPVC frosted window provides both light and privacy.

### EXTERIOR AND GARDEN

To the front, the property benefits from a spacious block-paved driveway providing off-road parking for two/three vehicles. The rear garden is enclosed and attractively landscaped with a lawn, patio seating area, and a garden shed, offering an ideal space for outdoor relaxation and entertaining.

### GENERAL INFORMATION

Tenure - Freehold  
Council Tax Band A  
uPVC Double Glazing  
Gas Central Heating - Worcester Combi Boiler  
Total Floor Area 889.00 sq ft / 82.6 sq m  
EPC Rated - D

### 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.

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