



**Madin Street, Chesterfield, Derbyshire S41 7ES**

 2  1  1  G

**Offers In The Region Of**  
**£150,000**

**PINEWOOD**





**Madin Street**

**Chesterfield  
Derbyshire  
S41 7ES**



## Offers In The Region

**2 bedrooms  
1 bathrooms  
1 receptions**

- Two double bedrooms plus double attic room
- On street parking to the front of the property - permit
- Renovated to a high standard throughout - New decor, New carpets, New Kitchen, New bathroom
- New modern bathroom with white suite, sleek gold finishings and shower over bath
  - Short walk to Chesterfield town centre
- Easy access to transport links, M1 motorway junct 29, train station and college
  - Ideal for small families, couples, first-time buyers etc
  - NEW kitchen with integrated oven, hob and extractor
- Freehold - Council Tax Band: A - Gas Central Heating - uPVC Double Glazing
  - Rear Enclosed Garden







NO CHAIN - IDEAL FOR THE FIRST TIME BUYERS, SMALL FAMILIES OR INVESTORS

**RENOVATED** - Nestled on the charming Madin Street in Chesterfield, this delightful renovated terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms plus occasional loft room, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is both practical and functional, ensuring that every space is utilised effectively

The newly fitted sleek kitchen with integrated oven, hob and extractor typically offers ample space for culinary endeavors, making it a delightful area for preparing meals and enjoying family gatherings.

The property features a well-appointed newly fitted bathroom, with white suite and shower over bath and stylish gold finishings designed to provide both comfort and convenience.

Located on the outskirts of Chesterfield town centre, this home benefits from a vibrant community and is within easy reach of local amenities, including pubs, shops, schools, college, train station, canal and parks. The area is well-connected, providing convenient access to public transport links, and M1 motorway making it an ideal base for commuting or exploring the surrounding regions.

This terraced house on Madin Street is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with a sense of community. With its charming features and practical layout, it is sure to appeal to a variety of buyers or renters. Do not miss the chance to make this lovely property your new home.

**\*NEW CARPETS\*NEW DECOR\*NEW KITCHEN\*NEW BATHROOM\***

**\*\*Contact Pinewood Properties for more information or to book a viewing!\*\***

#### Lounge

10'11" x 13'0" (3.32m x 3.97m)

At the front of the house, the lounge offers a cosy and inviting space with a large window that fills the room with natural light. The neutral decor and soft carpet create a warm and comfortable atmosphere, making it an ideal spot to relax.

#### Dining Room

11'11" x 13'0" (3.62m x 3.97m)

Adjacent to the lounge, the dining room extends the living space with ample room for a dining table. It benefits from a window to the rear and a door leading to the kitchen, making it practical for entertaining and family meals.

#### Kitchen

8'0" x 6'11" (2.43m x 2.10m)

The kitchen is compact yet stylish, featuring white cabinetry paired with wood-effect work surfaces that create a warm contrast. Equipped with an electric hob and oven set beneath a sleek extractor, this space is well designed for everyday cooking. A window above the sink allows natural light to brighten the room, and a rear door provides convenient access.

#### Bedroom 1

10'11" x 16'7" (3.32m x 5.06m)

Bedroom 1 is a spacious and bright room featuring two large windows that flood the space with natural light. Neutral walls and a soft carpet create a fresh, airy feel, while a built-in cupboard offers practical storage.

### Bedroom 2

8'6" x 9'7" (2.60m x 2.91m)

Bedroom 2 is a comfortable room with a window that allows plenty of daylight. Its simple design and neutral tones make it a versatile space suitable for a variety of uses, whether as a guest room or home office.

### Bedroom 3

16'9" x 16'8" (5.11m x 5.08m)

Bedroom 3 occupies the entire second floor, providing a generous and flexible space. The sloping ceilings add character, and a Velux window brings in additional natural light. This large, airy room could be ideal as a master bedroom, studio, or hobby room.

### Bathroom

8'0" x 6'11" (2.43m x 2.11m)

The bathroom features contemporary tiling with a marble effect on the walls and patterned floor tiles. It is fitted with a white bath, a matching vanity unit with sink, and a toilet, all arranged neatly beneath a window that provides natural light. A heated towel rail adds a practical, modern touch.

### General Information

EPC: G Rated

Council Tax Band: A

Total floor area: 105.5 sq.m. (1135 sq.ft.) approx

Gas central heating

uPVC double glazing

Tenure ; Freehold

### A reservation agreement maybe 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.

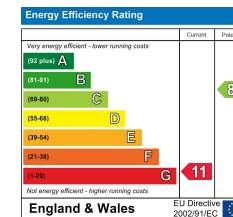
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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



# PINEWOOD