



Archdale Close, Chesterfield, Derbyshire S40 2GF

3

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1

EPC

C

£175,000

PINEWOOD



Archdale Close

Chesterfield Derbyshire S40 2GF

£175,000

**3 bedrooms
1 bathrooms
1 receptions**

■ NO CHAIN - SOLD WITH SITTING TT - APPROX 6.5% GROSS YIELD

■ Modern Bathroom with White Suite and Shower over Bath

■ Popular Residential Estate - Cul de Sac Location

■ Downstairs WC/Cloakroom

■ Close to Town Centre - Close to Bus Route - Great for access to Main Commuter Routes, Motorway Networks and M1, Train Station, Hospital and College

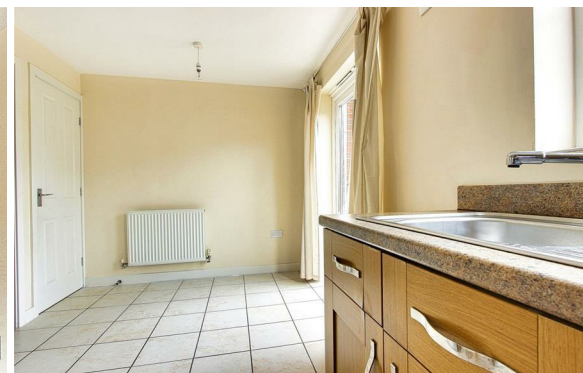
■ Separate Lounge with Feature Fireplace

■ Modern Dining Kitchen with Oven, Hob and Extractor, Washing Machine and Tall Fridge Freezer

■ Fully Enclosed Rear Garden With Access To The Off Road Parking for One Car

■ Neutral Decor, Curtains and Blinds Included

■ Gas Central Heating and uPVC Double Glazing - Council Tax Band B - EPC Rated B



NO CHAIN - SELLING WITH SITTING TT**EDGE OF TOWN CENTRE**OFF ROAD PARKING FOR ONE CAR**

Approx. 6.5% gross yield - This is a modern THREE bed mid town house situated on this popular residential estate just off the main A61 derby road and within walking distance of the town centre of Chesterfield. Close for access to the nearby retails parks, M1 Motorway Network, Train Station, College, Royal Hospital and only a short drive into the Peak District,

Downstairs is an entrance hall, WC/Cloakroom, spacious lounge with beech feature fireplace and a modern kitchen diner with oak units and chrome handles, silver washer dryer and silver large fridge freezer, cream tiled flooring and integrated stainless oven, hob and extractor. uPVC French doors lead out to the rear garden.

Upstairs there is a modern bathroom with white three piece suite with shower over the bath. There are two double bedrooms and a single. To the rear there is a fully enclosed garden and access to the off road parking for one car uPVC Double Glazing and Gas Central Heating (Combi Boiler)

VIRTUAL VIDEO TOUR AVAILABLE - PLEASE TAKE A LOOK AROUND

Please call Pinewood Properties for a more information or to book your viewing!

ENTRANCE HALL

The property is entered via a welcoming hallway, finished with fitted carpet and tasteful painted décor, creating an inviting first impression. A radiator provides warmth, while doors lead through to the ground floor WC and the lounge, offering a practical and well-planned layout from the moment you step inside

GROUND FLOOR WC

5'8" x 2'9" (1.75 x 0.85)

The ground floor cloakroom is neatly presented and fitted with a two-piece white suite comprising a low flush WC and pedestal wash hand basin with chrome taps and tiled splashback. A uPVC window allows for natural light, while a wall-mounted radiator provides comfort. Finished with neutral décor and tiled flooring, this practical space is ideal for guests and everyday family use.

LOUNGE

15'10" x 14'7" (4.83 x 4.45)

The lounge is a bright and generously proportioned reception space, beautifully presented with neutral décor and fitted carpet creating a warm and inviting atmosphere. A feature fireplace with wooden surround and inset electric fire forms an attractive focal point to the room, perfect for cosy evenings in. A front-facing window allows for an abundance of natural light, complemented by a radiator beneath.

KITCHEN DINER

14'11" x 8'2" (4.56 x 2.51)

The kitchen is fitted with a range of attractive wall and base units in a light wood finish, complemented by contrasting work surfaces and tiled flooring for a practical and stylish finish. Integrated appliances include an electric oven with gas hob and stainless steel extractor hood above, while ample space is provided for a freestanding fridge freezer. A stainless steel sink and drainer is positioned beneath the window, allowing for natural light, and the layout offers generous preparation and storage space. The kitchen enjoys an open aspect through to the adjoining living accommodation, enhancing the sense of space and flow ideal for modern living. Plenty of space for a dining table and access into the rear garden through the uPVC doors.

BATHROOM

5'11" x 5'6" (1.82 x 1.70)

The modern family bathroom is stylishly finished with tiled flooring and a combination of part tiled and part painted walls, creating a clean and contemporary feel. The suite comprises a low flush WC, a panelled bath with glass shower screen and shower over, and a vanity unit with worktop incorporating a ceramic wash hand basin with chrome mixer tap. A uPVC frosted window allows for natural light while maintaining privacy, with an extractor fan and radiator completing this well-appointed and practical space.

BEDROOM ONE

13'3" x 8'8" (4.05 x 2.66)

The principal bedroom is a well-proportioned double room positioned to the front aspect of the property, enjoying pleasant natural light via a uPVC window. Finished with neutral fitted carpet and tasteful painted décor, the room offers a calm and inviting retreat, complemented by a radiator for year-round comfort.

BEDROOM TWO

10'8" x 8'8" (3.27 x 2.66)

Bedroom Two is a further generous double room situated to the rear aspect, enjoying a pleasant outlook over the rear garden through a uPVC window. The room is finished with neutral décor and fitted carpet, creating a bright and comfortable space, with a radiator providing warmth and practicality.

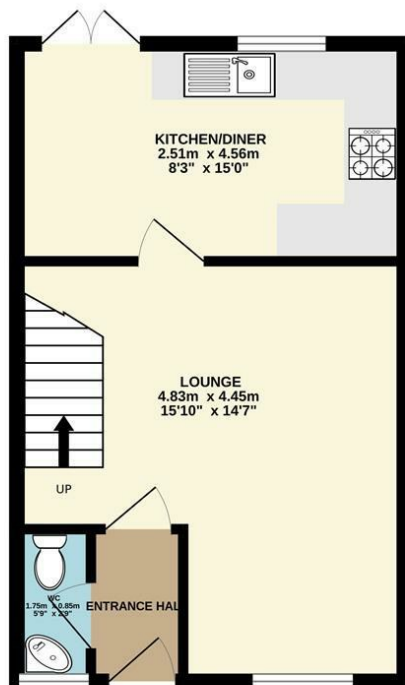
BEDROOM THREE

9'5" x 5'11" (2.88 x 1.82)

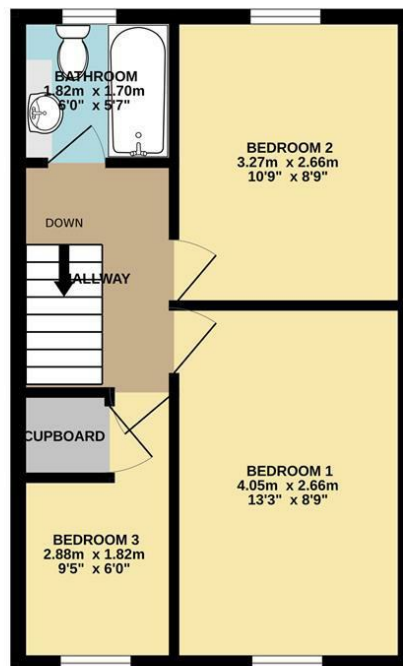
Bedroom Three is a well-proportioned single room positioned to the front aspect of the property. Finished with neutral fitted carpet and painted décor, the room offers a bright and versatile space, complemented by a radiator and a uPVC window allowing for natural light.



GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.

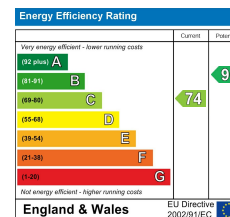


1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 65.7 sq.m. (707 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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EXTERIOR

To the front of the property is an attractive garden laid mainly to lawn with established bushes, alongside a pathway leading to the front entrance. To the side, there is an allocated driveway providing off-road parking for one vehicle. The rear enjoys an enclosed garden, predominantly laid to lawn with a patio seating area, offering a pleasant and private outdoor space ideal for relaxing or entertaining.

GENERAL INFORMATION

Total Floor Area - 707 sq ft / 64.7 sq m
uPVC Double Glazing
Gas Central Heating - Combi Boiler
EPC Rated C
Council Tax Band B

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.

MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

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