



Alexandra Road East, Spital, Chesterfield, Derbyshire S41 0HF

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£150,000

PINEWOOD





# Alexandra Road East Spital Chesterfield Derbyshire S41 0HF

**£150,000**

**3 bedrooms  
1 bathrooms  
2 receptions**

- NO CHAIN - PERFECT FOR THE FIRST TIME BUYER, INVESTOR OR SMALL FAMILY
  - WELL EQUIPPED KITCHEN DINER WITH PANTRY
- SITUATED ON A QUIET CUL DE SAC - POPULAR SUBURB OF CHESTERFIELD
  - VIEWS OVER CHESTERFIELD AND THE CROOKED SPIRE TO THE REAR
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - FREEHOLD
  - CLOSE TO THE TRAIN STATION, HOSPITAL, COLLEGE, CANAL AND M1 MOTORWAY
  - MODERN BATHROOM WITH IVORY SUITE AND SHOWER OVER BATH
- REAR TIERED WELL STOCKED GARDEN WITH PATIO, LAWN AND SHEDS - FRONT GARDEN (POTENTIAL TO MAKE THIS INTO A DRIVEWAY)
- TWO DOUBLE BEDROOMS - BOTH WITH BUILT IN WARDROBES AND A SINGLE BEDROOM
- SOME MODERNISATION IS REQUIRED - IDEAL HOME TO PUT YOUR OWN STAMP ON IT





NO CHAIN - PERFECT FOR THE INVESTOR, FIRST TIME BUYERS OR SMALL FAMILIES

Nestled in the charming suburb of Spital, on the outskirts of the town centre of Chesterfield, this delightful three bed semi-detached house on Alexandra Road East offers a perfect blend of comfort and convenience. Spanning an inviting 637 square feet of accommodation ready for you to put your own stamp on it!

Downstairs there is an entrance hall, spacious lounge and a well equipped kitchen diner with useful pantry storage.

Upstairs the home boasts three bedrooms, providing ample space for families or those seeking a home office. The bathroom is thoughtfully designed with an ivory suite and shower over bath, catering to the needs of modern living.

To the front is a garden with potential to convert this to a driveway, to the rear is an extensive tiered garden with lawn, patio and sheds and lovely views towards Chesterfield and the Crooked Spire!

This property is situated on a quiet cul de sac in a friendly neighbourhood, with local amenities and main transport links, M1 motorway, train station, hospital, college, canal all just a stone's throw away, making it an excellent choice for those who appreciate both tranquillity and accessibility.

Whether you are a first-time buyer or looking to invest, this semi-detached house presents a wonderful opportunity to create a warm and welcoming home in a sought-after location. Don't miss the chance to make this charming property your own.

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

**\*\*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!\*\***

#### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall featuring a uPVC front door, central heating radiator, and a uPVC window allowing natural light to brighten the space. The staircase to the first-floor landing is carpeted, and the hallway is finished with neutral painted décor and convenient loft access.

#### KITCHEN DINER

15'11" x 10'1" (4.86 x 3.09)

A practical and well-equipped kitchen diner featuring wood parquet-effect vinyl flooring, two uPVC windows and a uPVC door providing natural light and access. Includes a 1.5 bowl sink with chrome mixer tap, extractor fan, and space for a slot-in cooker. Additional provisions include space and plumbing for a washing machine, space and plumbing for a dishwasher, or this space could be used for an under-counter fridge instead. There is separate space for a tall fridge/freezer, and a radiator for added comfort. Finished with tiled splashbacks, a mix of wallpaper and painted décor with a picture rail, and a built-in pantry cupboard for added convenience.

#### LOUNGE

12'5" x 10'4" (3.81 x 3.15)

A cosy and characterful lounge featuring fitted carpet, a central heating radiator, and a uPVC window allowing plenty of natural light. Decorated with a combination of wallpaper and painted finishes, the room is further enhanced by a traditional picture rail, adding charm and period appeal.

#### BATHROOM

6'4" x 5'1" (1.95 x 1.57)

A well-presented bathroom featuring vinyl flooring, part-tiled walls, and neutral painted décor. Fitted with an ivory cistern flush WC, a bath with chrome mixer tap, shower over and a sink with matching mixer tap. A frosted uPVC window provides natural light and privacy, complemented by a radiator for added comfort.

#### BEDROOM ONE

10'6" x 10'2" (3.21 x 3.12)

A generously sized front-facing double bedroom featuring fitted carpet, tasteful painted décor, and a uPVC window providing plenty of natural light. Includes built-in wardrobes for convenient storage, offering both style and practicality.

#### BEDROOM TWO

10'6" x 10'2" (3.21 x 3.11)

A spacious rear-facing double bedroom featuring fitted carpet, neutral painted décor, a uPVC window allowing in natural light, and a central heating radiator. Built-in wardrobes provide ample storage space, making this an ideal second bedroom.

#### BEDROOM THREE

6'9" x 5'11" (2.08 x 1.82)

A single bedroom featuring fitted carpet, neutral painted décor, a uPVC window providing natural light, and a central heating radiator. Ideal as a guest room, nursery, or home office.

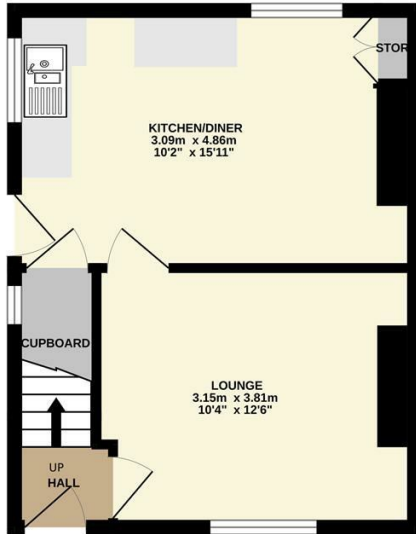
#### EXTERIOR

The front garden offers excellent potential to be converted into driveway parking for two vehicles (subject to necessary permissions), with additional on-street parking available directly outside the property. To the rear, the property enjoys lovely elevated views over Spital. The tiered garden includes a patio area, perfect for outdoor seating, and a useful garden shed—ideal for storage or hobby use.

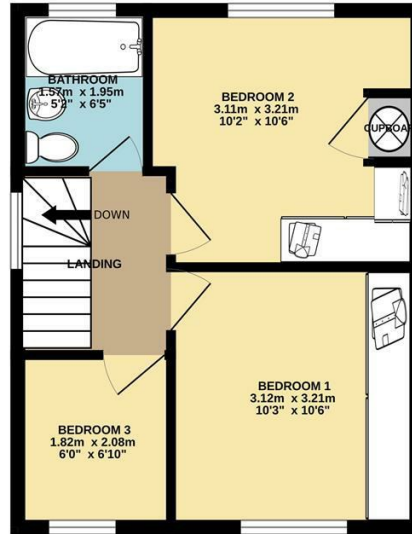




GROUND FLOOR  
29.1 sq.m. (313 sq.ft.) approx.

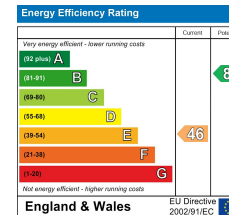


1ST FLOOR  
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 59.2 sq.m. (637 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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#### GENERAL INFORMATION

Total Floor Area: 637.00 sq ft / 69.2 sq m  
Council Tax Band A  
uPVC Double Glazing  
Tenure - Freehold  
Gas Central Heating

#### RESEVATION 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 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 appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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