



Attlee Road, Inkersall, Chesterfield, Derbyshire S43 3ST

 3  1  2  B

£1,000

PINWOOD



**Attlee Road
Inkersall
Chesterfield
Derbyshire
S43 3ST**

£1,000

**3 bedrooms
1 bathrooms
2 receptions**

- MODERN METHOD OF AUCTION - IDEAL FOR THE INVESTOR, FIRST TIME BUYER OR FAMILY
 - IN NEED OF RENOVATION - SCOPE FOR EXTENDING
- DRIVEWAY PARKING FOR TWO CARS - POTENTIAL FOR MORE
 - REAR GENEROUS SOUTH FACING REAR GARDEN
 - TWO RECEPTION ROOMS - LOUNGE WITH BAY WINDOW
- KITCHEN WITH PANTRY/STORE - REAR PORCH, UTILITY ROOM/STORE AND TWO ADDITIONAL STORES/WC
 - MODERN BATHROOM WITH WHITE SUITE
 - MOST OF THE ROOMS HAVE BEEN REPLASTERED
- LOCATED WITHIN THIS POPULAR RESIDENTIAL LOCATION, IDEALLY PLACED FOR EASY ACCESS TO ALL AMENITIES, SHOPS, BUS ROUTES AND COMMUTER LINKS INCLUDING M1 JUNCTION 29A/30
 - SOLAR PANELS - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

****CASH BUYERS ONLY**

****NO CHAIN**

****AN IDEAL INVESTMENT OPPORTUNITY**

Pinewood Properties are thrilled to present this THREE-BEDROOM SEMI-DETACHED home, perfectly positioned for commuters with excellent transport links and easy access to local amenities, schools, bus routes, the M1 motorway, and the nearby towns of Chesterfield, Eckington, and Clowne.

The accommodation includes an entrance hall, a bright lounge with a bay window, a versatile second reception room ideal for family living, a kitchen with a pantry/store, and a rear porch leading to a room with potential to be converted into a utility room, along with additional storage and WC facilities. The kitchen area provides potential to be extended.

Upstairs, the property boasts two spacious double bedrooms, a single bedroom, and a bathroom that is nearly complete with a modern white suite.

Externally, the property benefits from ample driveway parking for up to three vehicles and a generously sized, south-facing rear garden. With uPVC double glazing and gas central heating, this home offers excellent potential for modernisation or investment.

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

MODERN METHOD OF AUCTION

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional

ENTRANCE HALL/ STAIRS AND LANDING

The property is entered into the hallway with stairs leading to the first floor.

RECEPTION/DINING/FAMILY ROOM

13'6" x 12'0" (4.12 x 3.66)

Versatile reception room located at the rear of the property,

LOUNGE

12'0" x 11'1" (3.66 x 3.40)

Lounge to the front fo the property with uPVC bay window.

GROUND FLOOR
56.8 sq.m. (611 sq.ft.) approx.



1ST FLOOR
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA: 99.3 sq.m. (1069 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	85
	EU Directive 2002/91/EC		

KITCHEN

13'6" x 7'6" (4.12 x 2.30)

Ready to put your own stamp on this kitchen, potential to extend out to the porch/stores. With built in pantry/store.

STORE

Useful room - ideal for a utility room.

PORCH

Rear porch giving access to the store/utility room and two additional stores with wc facilities.

TWO STORES/WC

Two stores with wc facilities.

BATHROOM

8'2" x 5'6" (2.49 x 1.69)

The bathroom is nearly complete with a white suite including a shaped bath and low flush wc.

BEDROOM ONE

12'9" x 12'2" (3.90 x 3.72)

This is a double bedroom to the rear aspect.

BEDROOM TWO

12'2" x 10'9" (3.72 x 3.30)

This is a double bedroom to the front aspect.

BEDROOM THREE

8'10" x 7'11" (2.70 x 2.42)

This is a single bedroom to the front aspect.

OUTSIDE

To the front is driveway parking for two cars - potential for additional. To the rear is a generous south facing rear garden.

GENERAL INFORMATION

Total Floor Area - 1069.0 sq ft / 99.3 sq m

Gas Central Heating

uPVC Double Glazing

Council Tax Band A

EPC Rated B

Tenure - Freehold

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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