



Albert Avenue, New Whittington, Chesterfield, Derbyshire S43 2BU

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EPC

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£135,000

PINEWOOD



Albert Avenue New Whittington Chesterfield Derbyshire S43 2BU

£135,000

**2 bedrooms
1 bathrooms
1 receptions**

- Ideal for the First Time Buyer or Investor
- Driveway Parking for One Car To the front
 - Cul De Sac - Village Location
- Modern Kitchen Diner with Integrated Oven, Hob and Extractor
- Modern Bathroom with White Suite and Shower over Bath
- uPVC Double Glazing and Gas Central Heating - Neutral Decor and Carpets - Council Tax Band A
- Close to all the Local Village Amenities
- South West Facing Rear Easy to Maintain Enclosed Garden
- Easy Access to Chesterfield, Dronfield and Sheffield and Main Commuter Routes
- One Double Bedroom and One Single Bedroom - Built in Wardrobe to Bedroom One



NO CHAIN - IDEAL FOR THE FIRST TIME BUYER OR INVESTOR

CUL DE SAC VILLAGE LOCATION - DRIVEWAY PARKING FOR ONE CAR - NEW DECOR - Two bedroom modern townhouse which offers a surprisingly well proportioned range of accommodation. The property is located within this popular and well established residential area in the village of New Whittington, well served by local amenities and affording excellent access to Chesterfield town centre, Sheffield, Dronfield and M1 motorway network.

The accommodation downstairs comprises of an entrance porch, lounge, kitchen diner with maple style units, integrated oven, hob and extractor.

To the first floor is a landing and the main double bedroom with built in wardrobe and a further single bedroom, the modern bathroom has a white three piece with shower over bath. To the rear is a good sized south west facing enclosed astro turf lawn and patio area. The property to the front has block paved driveway for one vehicle. Don't miss out on making this lovely home yours!

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

PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING

Lounge

14'11 x 11'9 (4.54m x 3.58m)

This spacious lounge offers a warm and inviting space with a light wood laminate floor and neutral walls, creating a bright and airy atmosphere. A UPVC window at one end fills the room with natural light, while the staircase with a carpet leads to the upper floor. The room flows seamlessly to the kitchen/diner through an internal door, making it perfect for everyday living and entertaining.

Kitchen/Diner

8'8 x 11'9 (2.63m x 3.59m)

The kitchen/diner is equipped with a range of light wood cabinetry complemented by contrasting laminated work surfaces and tiled splashbacks. It features integrated appliances including an oven and hob with an extractor fan above. A UPVC window above the sink lets in natural light, and a door leads outside, providing convenient access to the rear garden. The tiled floor adds practicality, making this space suitable for cooking and casual dining.

Bedroom 1

12' x 8'6 (3.65m x 2.58m)

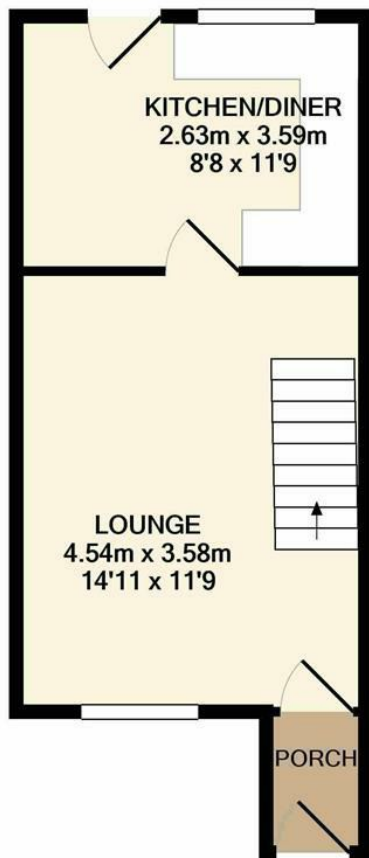
This double bedroom is comfortably sized and features a neutral carpet and painted walls, presenting a calm and restful environment. It benefits from natural light through a UPVC window, the built-in wardrobes provide practical storage solutions, helping to keep the room neat and spacious.

Bedroom 2

11'7 x 6'3 (3.52m x 1.90m)

A smaller bedroom with a cosy feel, this room is carpeted and painted in neutral tones, offering a versatile space for a single occupant, study or nursery. The UPVC window brings in natural light.



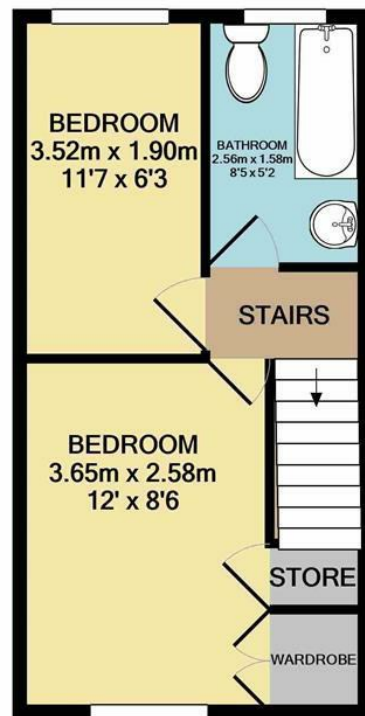


GROUND FLOOR
APPROX. FLOOR
AREA 27.1 SQ.M.
(292 SQ.FT.)

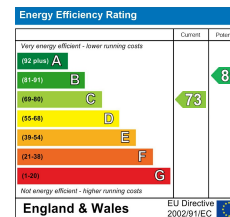
TOTAL APPROX. FLOOR AREA 52.5 SQ.M. (565 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 25.4 SQ.M.
(273 SQ.FT.)



Bathroom

8'5 x 5'2 (2.56m x 1.58m)

This bathroom combines modern design with functionality, featuring a white suite that includes a bath with a glass shower screen, a pedestal sink, and a WC. The bath area is accented with grey marble-effect wall tiles, which add a touch of sophistication. A UPVC frosted window above the toilet allows for natural light and ventilation, while the wood-effect flooring complements the overall look of the space.

Rear Garden

The rear south west facing enclosed garden is an easy-to-maintain outdoor space, featuring a paved patio area leading onto a neatly kept artificial lawn, enclosed by wooden fencing. The garden is well-proportioned for outdoor seating or gardening and benefits from privacy and a sunny aspect.

Front Exterior

To the front of the property is a paved driveway providing off-road parking. The frontage is neat and enclosed by low boundary walls, offering a tidy and practical entrance to the home.

General Information

Total Floor Area: 565.00 sq ft / 52.5 sq m

Council Tax Band A

uPVC Double Glazing

Tenure - Freehold

Gas Central Heating

EPC Rating C

Alarm

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.

Reservation Agreement May Be Available

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,
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