



Laurel Crescent, Hollingwood, Chesterfield, Derbyshire S43 2LT

- 2 (bedroom icon)
- 1 (bathroom icon)
- 1 (garage icon)
- EPC

£160,000

PINWOOD



Laurel Crescent Hollingwood Chesterfield Derbyshire S43 2LT



£160,000

**2 bedrooms
1 bathrooms
1 receptions**

- Upgraded Semi Detached Property - Ideal Investment or first time buyer property
- Views to the Front of the Property - South East Facing Rear Garden
 - Stunning kitchen with breakfast bar and rear garden access
 - Two double bedrooms
 - Located in Hollingwood, Chesterfield
 - Close to local amenities - Easy access to main transport links
- New Decor, New Flooring, New Bathroom , New Driveway for Two Cars
 - Viewing highly recommended!
 - Inviting Lounge - Perfect for relaxing
 - Easy Access to the M1 Motorway



GUIDE PRICE £160,000 - £165,000

UPGRADED TO A HIGH STANDARD..... This property located in Hollingwood, Chesterfield, offers a perfect blend of comfort and modern living. With two DOUBLE bedrooms, this property is ideal for small families, investors, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The highlight of this home is undoubtedly the stunning kitchen breakfast room, which boasts new contemporary fittings and finishes. It is designed to be both functional and stylish, making it a joy to cook and dine in. The kitchen also features a convenient rear door that leads directly to the garden, allowing for seamless indoor-outdoor living.

The garden itself is a lovely space, ideal for enjoying the fresh air, gardening, or hosting summer barbecues. The property also includes a well-appointed newly fitted bathroom with bath, shower over and black contemporary finishings, ensuring that all your needs are met within this charming home.

Located in a friendly neighbourhood, this property benefits from local amenities, short walk onto the canal and excellent transport links, making it easy to access the wider Chesterfield area and beyond. Whether you are looking for a place to call home or an investment opportunity, this semi-detached house on Laurel Crescent is a wonderful choice that combines comfort, style, and convenience. Do not miss the chance to make this lovely property your own.

NEW DECOR*NEW BATHROOM*NEW FLOORING*NEW DRIVEWAY FOR TWO CARS

VIDEO TOUR - TAKE A LOOK AROUND

Lounge

13'6" x 10'9" (4.12 x 3.30)

This inviting lounge has new carpet and features a large UPVC window that fills the space with natural light. Its newly painted neutral walls and contemporary light fitting create a fresh and relaxing atmosphere, perfect for unwinding or entertaining guests.

Kitchen Breakfast Room

16'11" x 9'6" (5.17 x 2.92)

The kitchen breakfast room boasts a modern design with sleek cabinetry and quartz-effect work surfaces. It is well equipped with integrated appliances including an oven and a stainless steel extractor hood. A breakfast bar provides casual dining space, and a frosted door leads to the garden, allowing for easy outdoor access and natural light.

Bathroom

8'5" x 4'7" (2.58 x 1.41)

This newly fitted contemporary bathroom features stylish grey marble-effect wall panels and cream floor tiles. It is fitted with a modern vanity unit with a basin, a WC, and a frosted window that ensures privacy while allowing in natural light. With bath and shower over, black contemporary finishings.

Bedroom 1

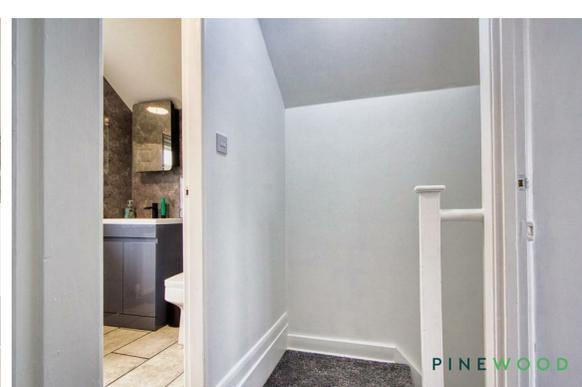
13'10" x 9'10" .00" (4.23 x 3 .00)

The main bedroom is a cosy retreat with new neutral décor, a large UPVC window providing natural light, and a comfortable bed dominating the layout. The room offers a peaceful space with new carpeted flooring and a subtle radiator painted dark grey which adds a modern touch.

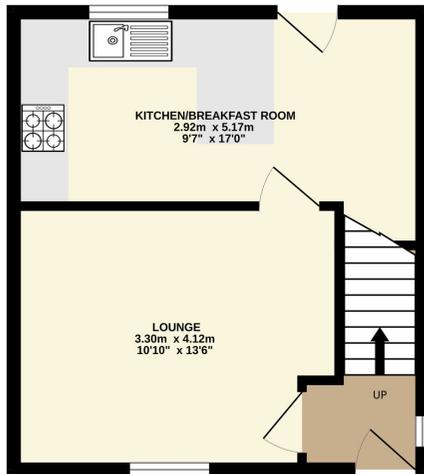
Bedroom 2

10'10" x 8'11" (3.31 x 2.72)

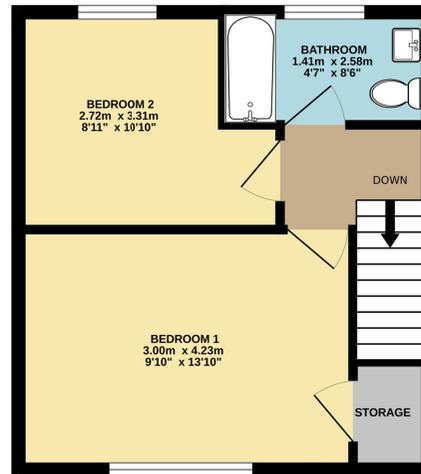
A smaller bedroom features a large UPVC window and newly carpeted floors, creating a bright and pleasant space suitable for a child's room, guest room, or study. The simple, clean design allows for flexible use and personalisation.



GROUND FLOOR
29.6 sq.m. (319 sq.ft.) approx.



1ST FLOOR
29.6 sq.m. (319 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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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		EU Directive 2002/91/EC	

Landing

At the top of the stairs, the landing provides access to the bathroom and bedrooms. It is carpeted and painted in newly painted neutral tones, maintaining the fresh and clean feel found throughout the home.

Rear Garden

The rear south east facing garden is a generous space enclosed by fencing, mainly laid to lawn and offering ample room for outdoor activities, gardening or relaxing. It provides a secure area for children or pets to play safely.

Front Exterior

The front exterior shows a semi-detached property with a traditional brick and render façade. There is a driveway providing off-street parking for two cars and raised brick planters, along with a path leading to the front door.

GENERAL INFORMATION

Council Tax Band: A - Chesterfield Borough Council
Total Floor Area: 637 sq. ft. Approx / 59.2. sq m
uPVC Double Glazing
Gas Central Heating
Driveway with space for 2 cars
EPC Rating - TBC

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.

Reservation Agreement

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.

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