



Rutland Road, Chesterfield, S40 1ND  
**£150,000**



**PINEWOOD**  
PROPERTIES  
*Est. 2004*



**\*\*NO CHAIN\*\*WALKING DISTANCE TO TOWN\*\*BEAUTIFULLY PRESENTED\*\***. This beautifully presented THREE DOUBLE bedroom end terraced house is located in the centre of Chesterfield. Within close proximity to many local amenities and a short walk from the town centre and the popular Chatsworth Road with all its bars, restaurants and shops. The property to the ground floor comprises of a lounge with bay window, dining room and modern kitchen. To the first floor are two double bedrooms and a non-private modern bathroom with shower over the bath. The second floor houses the master bedroom with built in wardrobes. To the rear is an enclosed west facing garden and patio area. Double Glazing and Gas Central Heating.

**\*\*Please call Pinewood Properties on 01246 221039 for a viewing or book online via our website\*\***

- NO CHAIN
- VERY WELL PRESENTED
- TOWN CENTRE LOCATION

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LOUNGE WITH BAY WINDOW

- MODERN KITCHEN
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- WEST FACING REAR GARDEN/PATIO



**LOUNGE**  
3.60M X 4.34M (11'10" X 14'3")

**DINING ROOM**  
3.60M X 3.77M (11'10" X 12'4")

**KITCHEN**  
2.01M X 2.44M (6'7" X 8'0")

**BEDROOM TWO**  
3.61M X 3.62M (11'10" X 11'11")

**BEDROOM THREE**  
2.86M X 3.61M (9'5" X 11'10")

**BATHROOM**  
2.01M X 2.46M (6'7" X 8'1")

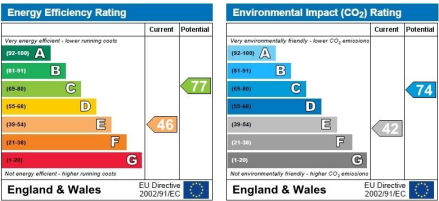
**MASTER BEDROOM ( 2ND FLOOR)**  
3.60M X 7.35M (11'10" X 24'1")

**FRONT**

**GARDEN / PATIO**

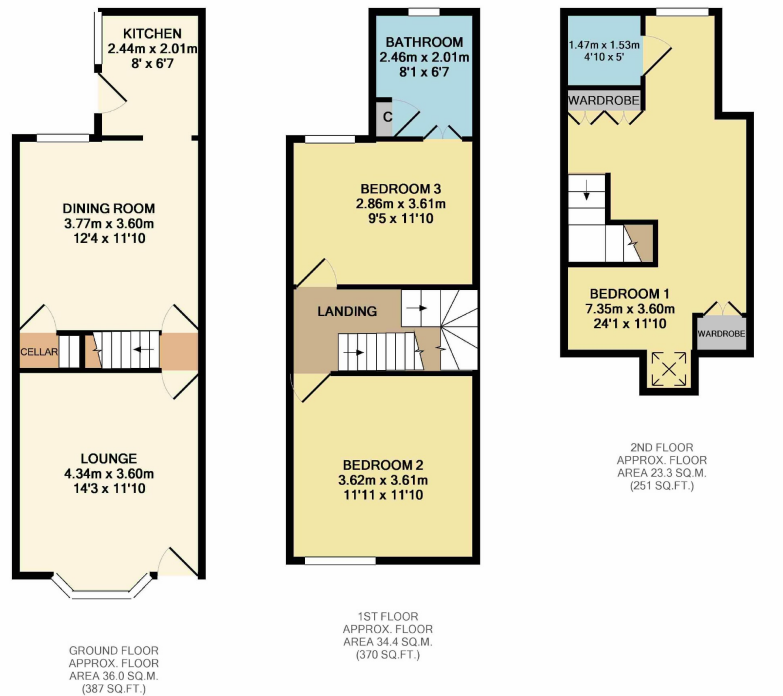
**GENERAL**  
Tenure: Freehold  
Energy Performance Rating: E  
Total Floor Area:1008 SQ FT/93.7 SQ M  
uPVC Double Glazing  
Gas Central Heating  
New combi boiler fitted 2018  
Shed  
Outhouse

Blinds included in the sale  
Council Tax Band A



DISCLAIMER  
GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are traveling some distance to view.





TOTAL APPROX. FLOOR AREA 93.7 SQ.M. (1008 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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