



Devonshire Road North, New Whittington, Chesterfield, S43 2BL
Offers in excess of £120,000



PINEWOOD
PROPERTIES
Est. 2004

****NO CHAIN**VERY WELL PRESENTED AND CONTEMPORARY STYLED**** Pinewood Properties are excited to offer this THREE bed end terraced property situated in the village of New Whittington on a generous corner plot, close to all the local amenities. The property has two reception rooms, modern dining kitchen with integrated appliances, two double bedrooms and one single bedroom and a modern bathroom with white suite and shower over bath. To the rear is a fully enclosed easily maintained rear courtyard with access to a patch of land which ideally could be used for an allotment. Double Glazing and Gas Central Heating.

****Please call Pinewood Properties on 01246 221039 or book online via our website****

SPACIOUS FAMILY HOME OR INVESTMENT PROPERTY SOLD WITH NO UPWARD CHAIN, POTENTIAL GROSS RENTAL YIELD OF 5.6%

- NO CHAIN
- Modern dining kitchen
- Two reception rooms
- Modern bathroom with white suite with shower over bath
- Two double bedrooms and a single bedroom
- Easily maintained fully enclosed rear courtyard and extra patch of land (could be used as allotment)
- Double Glazing and Gas Central Heating
- Very well presented
- Close to local amenities



KITCHEN DINER

3.96m x 3.30m (13'0" x 10'10") A modern kitchen with a great range of shaker style wall, drawer and base units with complementary wood effect work surfaces over, Inset 1½ bowl single drainer stainless steel sink with mixer tap, integrated appliances to include dishwasher, fridge, electric oven and four ring gas hob with glass splash back and extractor over. With space and plumbing provided for a washing machine and there is space for a fridge/freezer. A door gives access to steps which lead down to the Cellar.

DINING ROOM

4.04m x 3.38m (13'3" x 11'1") A second good sized dual aspect reception room ideal for entertaining.

LOUNGE

3.81m x 4.18m (12'6" x 13'9") A front facing reception room having a feature fireplace with decorative surround, marble inset, hearth and electric fire, laminate flooring and picture rail.

MASTER BEDROOM

3.84m x 4.19m (12'7" x 13'9") A generous dual aspect double bedroom having a range of built-in wardrobes.

FAMILY BATHROOM

2.07m x 2.29m (6'9" x 7'6") eing part tiled/part panelled and fitted with a white three piece suite comprising panelled bath with glass shower screen and mixer shower over, pedestal wash

hand basin and low flush WC. With a Built-in cupboard housing the gas combi boiler and linoleum flooring.

BEDROOM TWO

4.02m x 2.37m (13'2" x 7'9") A second good sized front facing double bedroom.

BEDROOM THREE

A rear facing single bedroom having a built-in over stair storage cupboard.

REAR GARDEN

To the rear is an easily maintained rear courtyard with a patch of land which could be made into an allotment / play area.

FRONT

To the front of the property is on street parking.

CELLAR

4.04m x 3.91m (13'3" x 12'10") A useful storage area.

GENERAL

Tenure: Freehold

Total Floor Area: 980 sq ft / 91.0 sq m

Energy Performance Rating:

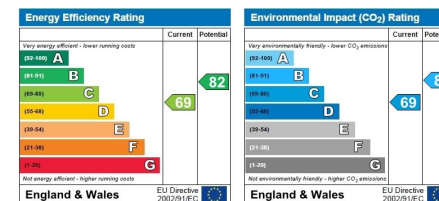
Fully uPVC Double Glazed

Gas Central Heating (Ideal Logic Plus Combi Boiler)

Loft

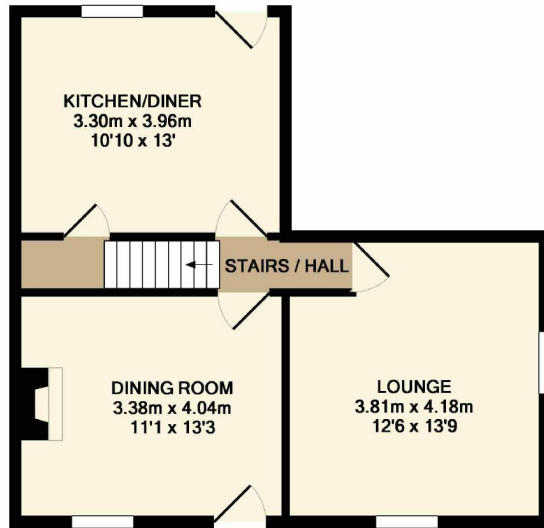
Secondary School Catchment Area - Whittington Green School

Council Tax Band - A

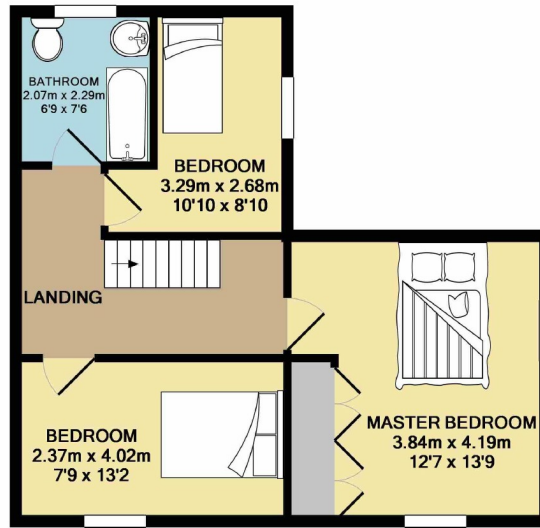


DISCLAIMER

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.



GROUND FLOOR
APPROX. FLOOR
AREA 45.5 SQ.M.
(490 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.5 SQ.M.
(490 SQ.FT.)

TOTAL APPROX. FLOOR AREA 91.0 SQ.M. (980 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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