

## 8 Corner Pin Close, Staveley, Chesterfield, Derbyshire S43 3LN

**\*GUIDE PRICE: £140,000+ (plus fees)**



### An excellent opportunity to purchase a four bedroomed detached house.

The property is suitable for a family or investor. The property forms part of a modern residential development of similar dwellings, being well placed for a range of local amenities, including schools, shops, and transportation links to Sheffield, Chesterfield, and the M1 motorway. The property benefits from gas fired central heating (not tested), two bathrooms, and ground floor separate WC, together with integral garage. The property has previously been let, and is thought to have a potential rental income in the order of £625-£650pcm (£7500-£7800 per annum).

### Description:

**Ground Floor:** Reception Hall, having uPVC double glazed front door, radiator, and staircase. Downstairs Cloakroom, having low flush white suite, wash hand basin, radiator, and extractor fan. Living Room, having uPVC double glazed windows to the front facing bay, radiator, and access leading through to the open plan dining room. Dining Room, having radiator, and uPVC double glazed french doors, leading to the rear garden. Kitchen, having a range of fitted base and wall cupboards, worktop tiling, insert 1 1/2 insert stainless steel sink/drain, electric oven, four ring gas hob with extractor canopy over, built in fridge/freezer, plumbing for dishwasher/washing machine, radiator, uPVC double glazed window, and door.

**First Floor:** A flight of stairs leads to the first floor. Master Bedroom, having radiator and uPVC double glazed window overlooking the front elevation. En Suite shower room (off the master bedroom), having a white suite comprising low level WC, pedestal wash hand basin, and tiled shower. Bedroom Two, having uPVC double glazed window and radiator. Bedroom Three, having uPVC double glazed window overlooking the rear, and radiator. Family Bathroom, having a three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, and low level WC, together with radiator and extractor fan, and uPVC double glazed window overlooking the rear.

**Tenure:** See Legal Pack

**Local Authority:** North East Derbyshire District Council

**Solicitors:** Emsleys Solicitors, No.6 Colton Mill, Bullerthorpe Lane, Leeds, West Yorkshire, LS15 9JN. Tel: 0113 264 4414. Ref: Vicky Brumby.

**Energy Performance Certificate (EPC):** Current Rating C

**Outside:** The outside sees a driveway providing ample vehicular hard standing, leading to an integral garage. There is also an enclosed rear garden.

**Location:** Leave Staveley via Duke Street. At the mini roundabout, take the second exit onto Lowgates Road. Take the third right hand turn onto Ralph Road, and then a right turn onto Netherthorpe Road. At the end of Netherthorpe Road, turn right and then immediately left.



### Additional Fees

**Buyer's Premium:** £950 plus VAT (£1140 inc VAT), payable on completion.

**Administration Charge:** £750 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.