



25 Devonshire Avenue East,  
Hasland, S41 0AE

OFFERS INVITED

£169,995

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WILKINS VARDY

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# £169,995

EXTENDED TERRACED PROPERTY ON GENEROUS PLOT

Offered for sale with no upward chain is this two double bedroomed mid terraced house which has been extended to the rear to provide 801 sq. ft. of well ordered accommodation, which includes two reception rooms, a modern fitted and integrated kitchen and a spacious 4-piece bathroom, together with an enclosed low maintenance rear garden, making this an ideal home for a young couple or family.

The property occupies a cul-de-sac position in this popular residential neighbourhood, conveniently situated for the local amenities in Hasland Village and for commuter links into the Town Centre and for the M1 Motorway.

- Extended Mid Terrace House
- Two Good Sized Reception Rooms
- Modern Fitted & Integrated Kitchen
- Two Good Sized Double Bedrooms
- Spacious 4-Piece Family Bathroom
- Enclosed, Low Maintenance Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 74.4 sq.m./801 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

11'4 x 10'9 (3.45m x 3.28m)  
A front facing reception room fitted with laminate flooring and having a feature fireplace with wood surround, marble effect inset and hearth, and an inset living flame coal effect gas fire.  
Fitted shelving and base unit to the alcove.  
French doors open into the ...

## Dining Room

14'0 x 12'2 (4.27m x 3.71m)  
A generous rear facing reception room fitted with laminate flooring and having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.  
A door gives access to a built-in under stair store.  
An opening leads through into the ...

## Kitchen

10'2 x 8'10 (3.10m x 2.69m)  
Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include a slimline dishwasher, fridge, freezer, electric oven and a 4-ring gas hob with extractor hood over.  
Space and plumbing is provided for a washing machine.  
Tiled floor.  
A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

11'4 x 10'9 (3.45m x 3.28m)  
A good sized front facing double bedroom fitted with laminate flooring.  
Built-in over stair store area.

## Bedroom Two

12'0 x 10'0 (3.66m x 3.05m)  
A good sized rear facing double bedroom having a range of fitted wardrobes along one wall.

## Bathroom

Being part tiled and fitted with a modern white 4-piece suite comprising a tiled-in bath, shower cubicle with mixer shower, counter top wash hand basin with storage below and a low flush WC.  
Built-in airing cupboard housing the hot water cylinder.  
Tiled floor.

## Outside

There is a forecourt garden with mature conifers and a shared path leading up to the front entrance door. On street parking is available in the area.

To the rear of the property there is an attractive low maintenance garden comprising a paved patio, decorative gravel area and a further paved area with a garden shed.



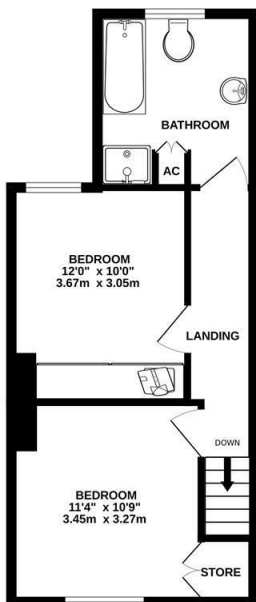




GROUND FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq ft. (74.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by 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) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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**VIEWINGS**

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fires, kitchen appliances (unsure if dishwasher working), shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Outwood Academy Hasland Hall Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

**Validation Of Offers**

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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