



32 Hollingwood Crescent,  
Hollingwood S43 2HE

OFFERS IN THE REGION OF

£108,000



WILKINS VARDY

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\*\* CASH BUYERS ONLY \*\*

GOOD SIZED THREE BED BUNGALOW ON GENEROUS PLOT

This well proportioned three bedroomed semi detached bungalow offers neutral and well appointed accommodation which includes a generous living room with a separate kitchen, three generous bedrooms and a good sized mature plot with off street parking.

Just a short distance from The Hollingwood Hub and Ringwood Park, the property is also situated close to good transport links into Staveley and Chesterfield

- Timber Framed Semi Detached Bungalow
- In Need of Modernisation/Refurbishment
- Three Good Sized Bedrooms
- Family Bathroom
- Kitchen
- Off Street Parking
- Enclosed Lawned Rear Garden
- NO UPWARD CHAIN
- EPC Rating: E
- CASH BUYERS ONLY

## General

Gas central heating (Potterton Gold Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 65.3 sqm./702 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community School

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

## Entrance Hall

### Bedroom One

13'11 x 9'9 (4.24m x 2.97m)  
A good sized front facing double bedroom.

### Bedroom Three

12'2 x 7'6 (3.71m x 2.29m)  
A front facing single bedroom, fitted with vinyl flooring and having a feature cast iron fireplace.

### Living Room

15'5 x 12'2 (4.70m x 3.71m)  
A generous reception room, being rear facing and having a feature tiled fireplace with an electric fire.  
Built-in cupboard with louvre doors.

### Bedroom Two

13'11 x 11'9 (4.24m x 3.58m)  
A good sized rear facing double bedroom.

### Rear Entrance Hall

Having a door to the bathroom and an opening leading through into the kitchen. A uPVC double glazed door gives access onto the rear of the property.

### Bathroom

Being part tiled/part waterproof boarding and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.  
Tiled flooring.

### Kitchen

11'0 x 5'5 (3.35m x 1.65m)  
Being part tiled and fitted with a double wall unit and double base unit with wood effect work surface over, and there is a further work surface/breakfast bar.  
Inset single drainer stainless steel sink.  
Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and a fridge/freezer.  
Vinyl flooring.

## Outside

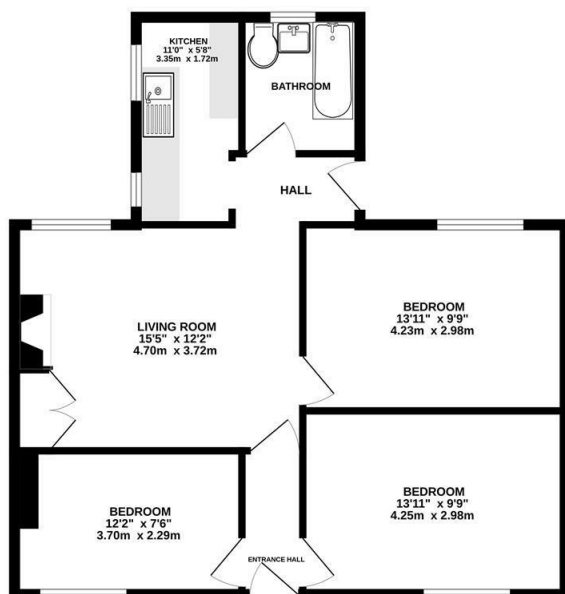
To the front of the property there are two decorative gravels beds, split by a paved path which leads up to the front entrance door.

Shared access to the side of the property leads to a car standing space at the rear.

To the rear of the property there is an enclosed lawned garden with central path.



**GROUND FLOOR**  
702 sq.ft. (65.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
(54-68) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 702 sq. ft. (65.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and regulations shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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Relocation agent network

**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, electric fire, 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 Springwell Community College 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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