



22 Eyre Street East,
Hasland, S41 0PG

OFFERS IN THE REGION OF

£159,950

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WILKINS VARDY

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MODERN TWO BED TOWN HOUSE - LOVINGLY MAINTAINED - LANDSCAPED PLOT WITH POTENTIAL TO CREATE OFF STREET PARKING

This well appointed and cared for two bedroomed mid terraced house would definitely suit a first time buyer, young couple or downsizer. The property includes a generous living room, well equipped kitchen and a modern contemporary shower room as well as a landscaped enclosed rear garden with access onto York Street where there is potential to create off street parking.

Conveniently situated between Hasland Road and Storforth Lane, the property is just a short distance from Eastwood Park and Hasland Village centre, whilst being conveniently positioned for routes into the Town Centre and towards the M1 Motorway.

- Attractive & Well Proportioned Mid Terraced House
- Kitchen/Diner with Integrated Oven & Hob
- Modern Shower Room
- NO UPWARD CHAIN - READY FOR IMMEDIATE OCCUPATION
- EPC Rating: C
- Good Sized Bay Fronted Living Room
- Two Good Sized Bedrooms
- Landscaped Low Maintenance Gardens with potential to create off street parking off York Street
- Popular & Convenient Location close to Hasland Village

General

Gas central heating (Baxi 800 Series Combi Boiler)
Mahogany effect uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 55.7 sq.m./599 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A composite front entrance door opens into the ...

Living Room

15'0 x 11'11 (4.57m x 3.63m)

A good sized bay fronted reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset coal effect gas fire. A staircase rises to the First Floor accommodation.

Kitchen/Diner

11'11 x 10'5 (3.63m x 3.18m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with flexible hose spray mixer tap.

Integrated appliances to include NEFF electric oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a fridge/freezer.

LVT flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in airing cupboard.

Bedroom One

11'11 x 11'6 (3.63m x 3.51m)

A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

10'7 x 6'1 (3.23m x 1.85m)

A good sized rear facing single bedroom, currently used as a dressing room and having a built-in over stair store cupboard which also houses the loft access hatch.

Re-Fitted Shower Room

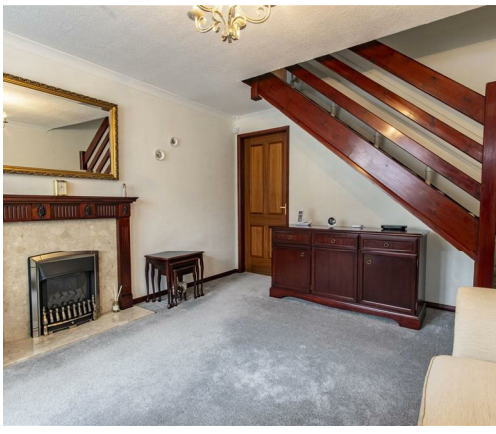
Being part tiled/part waterproof boarding and fitted with a 3-piece white

suite comprising a shower enclosure iwth mixer shower, semi recessed wash hand basin with storage below, and a low flush WC.
Chrome heated towel radiator.
Tiled floor.

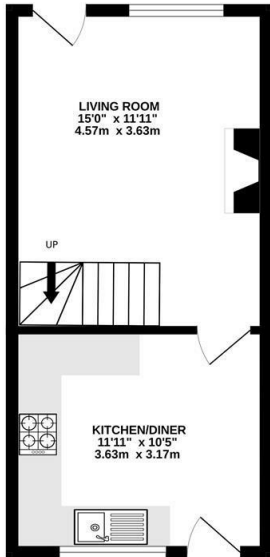
Outside

To the front of the property there is a decorative plum slate garden and a path leading up to the front entrance door. On street parking is available in the area. There is potential to create off street parking subject to obtaining the necessary consents.

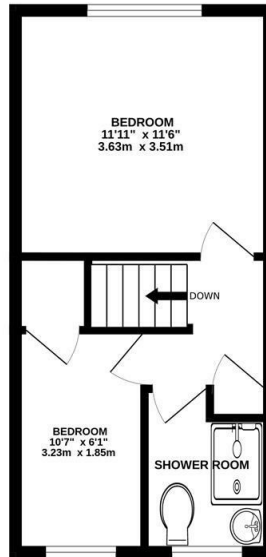
To the rear of the property there is an attractive, low maintenance garden comprising three paved patios with planted side border and an artificial lawn beyond. There is also a garden shed and covered area. A gate gives access to a yard area which leads onto York Street, which also has potential to create off street parking subject to obtaining the necessary consents.



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq ft. (55.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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 fire, kitchen appliances, 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.



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

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