



54 Churchside,
Hasland, S41 0LB

OFFERS AROUND

£250,000

W
WILKINS VARDY

OFFERS AROUND

£250,000

ATTRACTIVE DOUBLE BAY FRONTED BUNGALOW - GENEROUS SOUTH WEST FACING PLOT - BACKING ONTO OPEN FARMLAND

This attractive bungalow offers well ordered and generously proportioned accommodation which includes two good sized bedrooms, a cosy bay fronted living room, a modern kitchen and bathroom and a versatile porch/garden room with utility room off, overlooking the generous south west facing rear garden and the Avenue Washlands beyond.

This highly regarded semi rural location sits on the outskirts of Hasland village with nearby amenities in Hasland and Grassmoor and well served by transport links into the town centre.

- Sought After Semi Rural Location
- Two Good Sized Bedrooms
- Bay Fronted Living Room
- Modern Kitchen and Bathroom
- Versatile Rear Porch with Utility Room Off
- Overlooking a Generous South West Facing Rear Garden
- Backs Onto Open Farmland/Washland
- Plenty Of Parking & Detached Garage
- Convenient Village Setting
- EPC Rating: D

General

Gas central heating (Baxi Platinum Combi Boiler)
uPVC sealed unit double glazed windows
Gross internal floor area - 74.6 sq.m./803 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy - Hasland Hall
EPC Rating: D

Entrance Hall

With laminate flooring

Lounge

13'9x12'11 (4.19mx3.94m)

Having a wall mounted electric fire and bay window.

Dining Kitchen

13'6x11'10 (4.11mx3.61m)

Having a fitted range of dark oak wall and base units with complementary work surfaces and tiled upstands over.

Single bowl stainless steel sink with mixer tap.

Integrated oven and four ring gas hob with extractor hood over.

Space for a fridge/freezer.

Vinyl flooring.

Rear Extension Porch / Garden Room

23'2x4'8 (7.06mx1.42m)

A versatile room overlooking the rear garden and beyond.

Utility Room

5'1x4'8 (1.55mx1.42m)

Having space and plumbing for an automatic washing machine and housing the Baxi Platinum Combi Boiler.

Bedroom One

13'9x12' (4.19mx3.66m)

A generous front facing double bedroom with bay window.

Bedroom Two

12'0x8'1 (3.66mx2.46m)

A rear facing double bedroom.

Bathroom/W.C

Consisting of panelled bath with mixer shower over having flexible hose and monsoon head, pedestal wash hand basin and low flush w.c.

Vinyl flooring and fully waterproof boarded walls.

Outside

To the front is a tarmac driveway providing car standing space and continues down the side of the property through wrought iron gates to a

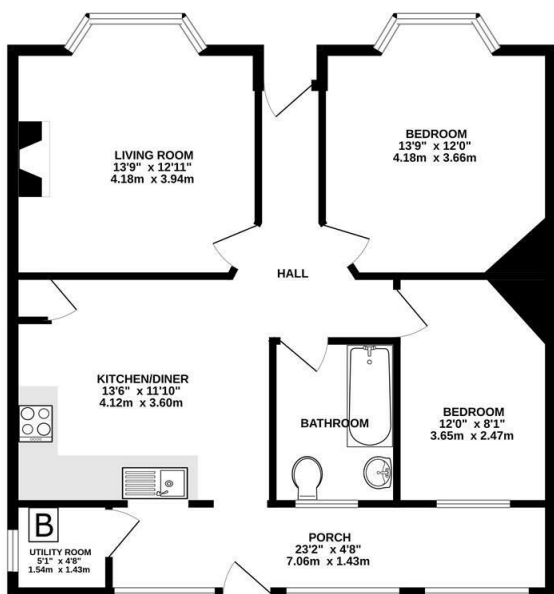
single sectional garage.

The low maintenance front garden has decorative pebbled area with mature borders.

To the rear is a generously proportioned south west facing garden with block paved patio area and being predominantly laid to lawn with hedging to rear and mature borders. There is a greenhouse and garden shed.



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(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

TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS

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, kitchen appliances, 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 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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wilkins-varDY.co.uk