



168 Spital Lane,  
Spital, S41 0HN

OFFERS IN THE REGION OF

£210,000

W  
WILKINS VARDY



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# £210,000

WELL PROPORTIONED FAMILY HOME - OFF STREET PARKING - CONVENIENT LOCATION

This well proportioned semi detached house located on Spital Lane offers 874 sq.ft. of accommodation which comprises a spacious dual aspect reception room, perfect for relaxing with family and friends, together with a breakfast kitchen and a guest WC. With three good sized bedrooms and a shower room, there's ample space for a growing family or guests.

One of the standout features of this property is the parking provision for two vehicles, a rare find in many homes. Say goodbye to the hassle of searching for parking spaces - you'll have your own designated spots right at your doorstep.

The property is conveniently situated just outside of the Town Centre, easily accessible for the Train Station and for commuter links towards Dronfield, Sheffield and the M1 Motorway.

- Well Proportioned Semi Detached House
- Breakfast Kitchen with Integrated Double Oven & Hob
- Ground Floor WC & First Floor Shower Room
- Located on the Outskirts of the Town Centre
- Spacious Dual Aspect Lounge/Diner House
- Three Good Sized Bedrooms
- Off Street Parking & Mature Gardens to the Front and Rear
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar RI Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 81.2 sq.m./874 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A uPVC double glazed door opens into a ...

### Spacious Entrance Hall

Fitted with laminate floor and having double doors opening into a useful storage room.

A staircase rises to the First Floor accommodation.

### Guest WC

Fitted with a low flush WC.

### Breakfast Kitchen

11'11 x 10'6 (3.63m x 3.20m)

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

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric double oven and 4-ring hob with extractor canopy over.

Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge.

Tiled floor.

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

### Lounge/Diner

17'5 x 12'10 (5.31m x 3.91m)

A spacious dual aspect reception room having a feature brick fireplace with a tiled hearth and an electric fire, the fireplace extending to the side to provide TV standing.

## On the First Floor

### Landing

#### Bedroom One

11'10 x 9'11 (3.61m x 3.02m)

A good sized double bedroom having two windows overlooking the rear of the property.

This room has a built-in double wardrobe and a built-in cupboard.

#### Bedroom Two

10'7 x 10'6 (3.23m x 3.20m)

A good sized double bedroom having two windows overlooking the rear of the property.

#### Bedroom Three

9'7 x 7'3 (2.92m x 2.21m)

A good sized front facing single bedroom.

#### Shower Room

Being part tiled/part waterproof boarding and fitted with a 3-piece suite comprising of a walk-in shower enclosure with electric shower, pedestal wash hand basin and a low flush WC.

#### Outside

To the front of the property there is a concrete driveway providing off street parking, The front garden is laid to lawn and has mature plants and shrubs.

A gate gives access down the side of the property to the enclosed rear garden where there is a paved patio with raised decorative gravel bed. Beyond here there is a further paved patio and lawn, both having planted borders.

There is also an attached brick built outbuilding having light and power, and a wooden framed shed/workshop, again having light and power.





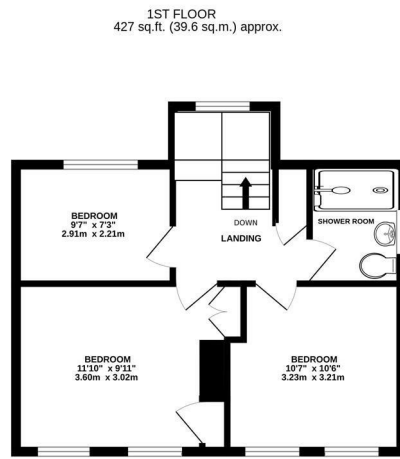
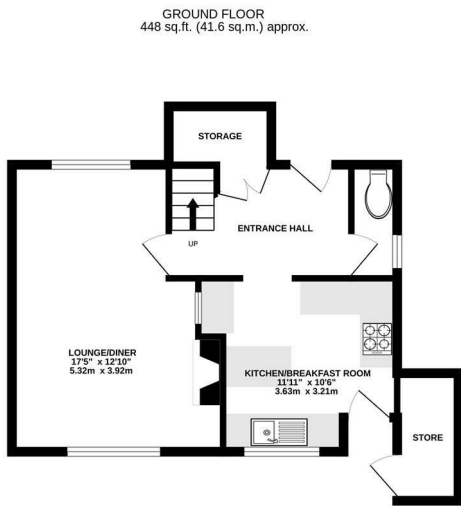
**sprift**  
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'





**TOTAL FLOOR AREA:** 874 sq.ft. (81.2 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) <b>A</b>		<b>81</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 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>		
(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		
<b>England &amp; Wales</b>		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, electric 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 School 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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