



2 Penmore Close,  
Hasland, S41 0SH

OFFERS AROUND

£289,950

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WILKINS VARDY

## OFFERS AROUND

# £289,950

STUNNING FAMILY HOME WITH HUGE POTENTIAL - FANTASTIC MATURE PLOT - CONVENIENT & HIGHLY REGARDED LOCATION

Nestled in the sought-after Penmore Close, Hasland, this traditional detached family home from the 1950s boasts immense potential for those seeking a charming property to make their own. With 3 reception rooms, 2 bedrooms and 1 bathroom spread across 1,097 sq ft, this house offers a cosy yet spacious living environment.

One of the standout features of this property is the superb mature plot not only providing ample off-street parking but also hosting a fantastic mature rear garden, perfect for relaxing or entertaining guests on sunny afternoons.

Whilst this property would benefit from modernisation and re-organising the layout, it presents a blank canvas for you to unleash your creativity and transform it into your dream home. Situated on the outskirts of the town centre and a stone's throw away from Hasland Village, you'll enjoy the convenience of urban amenities while relishing the tranquillity of a superb plot.

- Traditional Detached House with Huge Potential
- 1097 Sq. Ft. Of Accommodation
- Two Generous Reception Rooms & Conservatory
- First Floor Bathroom & Ground Floor Shower Room
- Close to Hasland Village
- A Superb Mature Plot with Delightful Rear Garden
- Scope To Improve & Add Value
- Two Double Bedrooms
- Highly Regarded Location on Edge of The Town Centre
- EPC Rating D

### General

Gas central heating Worcester Greenstar RI boiler  
uPVC double glazed sealed units throughout except the patio door which is aluminium frame double glazed  
Gross internal floor area - 1097 sq ft / 101.9 sq m  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy-Hasland Hall

### On the Ground Floor

**Entrance Porch**  
Having French doors and tiled floor.

**Entrance Hall**  
Having a built-in understairs store cupboard and wooden panelling to half height.  
A side door leads to the ...

**Living Room**  
12'x10'10 (3.66mx3.30m)  
Having a bay window and a feature fireplace with inset gas fire.  
Varnished wood flooring.

**Dining Room**  
12'x11'11 (3.66mx3.63m)  
Having a feature Adam style fireplace with log effect gas fire.  
Varnished wood flooring.  
To the rear is a sliding patio door giving access through to the ...

**Conservatory**  
9'7x8'11 (2.92mx2.44m[3.35m])  
Constructed of timber with double glazed units overlooking the fantastic rear garden.  
Having varnished wood flooring.

**Kitchen**  
8'10x7'2 (2.69mx2.18m)  
Having base units with work surfaces over and including an inset single bowl stainless steel sink with mixer tap.  
Space for a cooker and space and plumbing for an automatic washing machine.  
Useful built-in cupboard and further under stair store area providing space for a fridge/freezer.

**Shower Room/WC**  
Having a shower cubicle with electric shower, low flush w.c. and corner wash hand basin.  
Tiled floor.

### Rear Entrance Hall

With door giving access out onto the rear garden.  
Built-in cupboard housing the Worcester Greenstar RI boiler.

### On the First Floor

**Landing**  
With loft hatch having pull down ladder giving access to the part boarded loft storage space with light.

### Walk-in Store Area

**Bedroom One**  
12'x11'11 (3.66mx3.63m)  
A good sized front facing double bedroom.

**Bedroom Two**  
12'x10'11 (3.66mx3.33m)  
A second good sized rear facing double bedroom.  
Built-in cupboard.

**Bathroom/WC**  
Having a free standing bath, low flush w.c. and pedestal wash hand basin.  
Built-in airing cupboard housing the hot water tank.

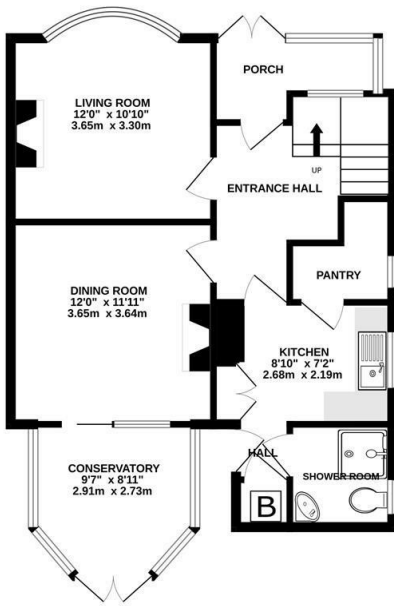
**Outside**  
A front gate gives access to a concrete driveway providing car standing space and adjacent lawned front garden with mature shrubs and hedging.

The drive leads down the side of the property to the detached sectional garage.

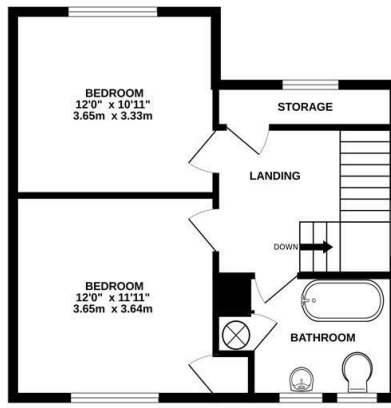
To the rear is an east facing enclosed garden with lawn and a variety of mature trees and conifers.



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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

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