

21 Laurel Crescent,  
Hollingwood, S43 2LA

OFFERS IN THE REGION OF

£135,000

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WILKINS VARDY

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# £135,000

GOOD SIZED TWO BED PROPERTY WITH POTENTIAL - LARGE GARDEN - GENEROUS ACCOMMODATION

Welcome to Laurel Crescent. This well-appointed property boasts a delightful blend of traditional charm and modern convenience. As you step inside, you are greeted by a spacious reception room that is perfect for entertaining guests. The good-sized dual aspect kitchen and living rooms offer ample space for cooking, dining, and unwinding, making it the heart of the home.

This lovely property features two generous double bedrooms, with one of them offering the exciting potential to be divided into two rooms, providing flexibility to adapt the space to suit your needs (subject to any necessary consents). Imagine the possibilities - a home office, a nursery, or a walk-in wardrobe, the choice is yours. Located in a popular area close to the picturesque Chesterfield canal and Ringwood Park, as well as the amenities in Brimington, this home offers the perfect balance of tranquillity and convenience.

- Well Appointed Family Home with Lots of Potential
- Two Generous Double Bedrooms, One Of Which Could Possibly Be Divided
- Good Sized Living Room Being Dual Aspect
- Good Sized Kitchen
- Fantastic Rear Garden
- Potential To Create Off Street Parking (Subject to consents)
- Popular Location Close To Amenities
- Vacant Possession - Ready To Move Into
- EPC Rating E

## General

Gas central heating (Ideal Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 59.6 sq.m /641 sq.ft. (including Garage)  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

### Entrance Hall

Having a tiled floor.  
A door leads through to the ...

### Lounge/Diner

14'1x10'11 (4.29mx3.33m)  
A full depth room being a dual aspect room.  
Wall mounted electric fire.  
Coving to the ceiling.

### Kitchen

14'1x8'4 (4.29mx2.54m)  
A dual aspect room having a range of fitted wall and base units with complementary work surfaces over.  
Single bowl stainless steel sink with mixer tap.  
Space for a cooker with an integrated cooker hood above.  
Space also for a fridge/freezer and a washing machine.  
Tiled floor.  
There is a door to rear giving access out onto the garden.  
A further door leads through to an under stairs pantry area which houses the Ideal Combi boiler.

## On the First Floor

### Landing

### Bedroom One

14'1x10'11 (4.29mx3.33m)  
A generous dual aspect double bedroom.  
Coving to the ceiling.

### Bedroom Two

13'11x9'4 (4.24mx2.84m)  
A second good sized front facing double bedroom.  
Built-in over stairs store cupboard.

### Shower Room/W.C

Having a shower cubicle with mixer shower, pedestal wash hand basin and low flush w.c.  
Tiled floor.

Part tiled walls and part waterproof boarded walls.  
Wall mounted vertical ladder style radiator.

## Outside

On street parking is available with potential to create off street parking to the front (subject to obtaining all necessary consents).

There is a walled frontage with low maintenance decorative gravelled area. A side pathway gives access down the side of the property through a gennel to the rear.

To the rear sees an artificial turfed area, further main garden laid predominantly to lawn together with a paved patio area. There is also a useful brick outhouse.



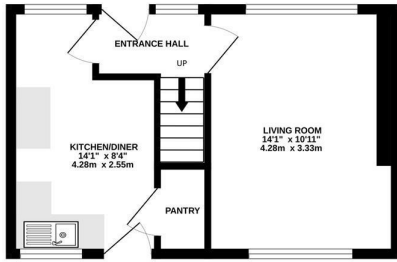
**sprift**  
Know any property instantly

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.

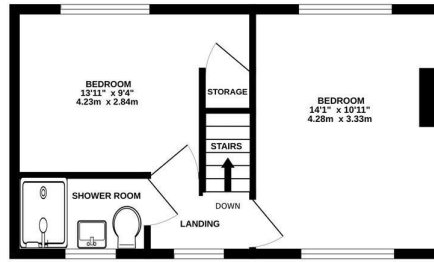
*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.6 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>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		
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, 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 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.



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