



12 Haslam Court,  
St. Helena Mews, S41 7NN

OFFERS IN THE REGION OF

£220,000

W  
WILKINS VARDY

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THREE STOREY MID TOWNHOUSE - FOUR BEDS - TWO BATHS - SINGLE GARAGE - NO CHAIN

Located on the outskirts of the Town Centre is this modern three storey townhouse which offers 1124 sq.ft. of neutrally presented accommodation. The property boasts a spacious layout with one reception room having French doors opening to the enclosed rear garden, and a modern kitchen/diner. With four bedrooms, the master bedroom taking up the entire top floor and two bathrooms, there is ample space for a growing family or those in need of extra room. The property also benefits from a single garage and car standing space.

Haslam Court is a popular address providing easy access to local amenities, schools, and transport links including the nearby train station, making it an ideal choice for families or professionals.

- Three Storey Mid Town House on outskirts of the Town Centre
- Spacious Living Room with French doors
- Four Good Sized Bedrooms
- Single Garage & Car Standing Space
- NO CHAIN
- Ground Floor Cloaks/WC
- Modern Kitchen/Diner
- En Suite Shower Room & Family Bathroom
- Enclosed Rear Garden
- EPC Rating: C

## General

Gas central heating (Alpha Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 104.4 sq.m./1124 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A front entrance door opens into the ...

### Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

### Cloaks/WC

Fitted with a white 2-piece suite comprising of a corner wash hand basin and a low flush WC.

### Kitchen/Diner

13'11 x 9'4 (4.24m x 2.84m)  
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring hob with concealed extractor over.  
Space and plumbing is provided for a washing machine, and there is also space for an under counter appliance and a fridge/freezer.  
Tiled floor.

### Living Room

16'2 x 11'6 (4.93m x 3.51m)  
A spacious living room spanning the full width of the property and having uPVC double glazed French doors which overlook and open onto the rear garden.

## On the First Floor

### Landing

Having two built-in cupboards, one of which houses the hot water cylinder. A staircase rises to the Second Floor accommodation.

### Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)  
A good sized rear facing double bedroom, having two built-in double wardrobes.

### Bedroom Three

10'6 x 9'5 (3.20m x 2.87m)  
A good sized front facing double bedroom, having two built-in double wardrobes.

### Bedroom Four

7'10 x 6'6 (2.39m x 1.98m)  
A rear facing single bedroom.

### Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## On the Second Floor

### Landing

### Master Bedroom

15'0 x 12'8 (4.57m x 3.86m)  
A spacious front facing double bedroom having two built-in double wardrobes. A door gives access into an ...

### En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

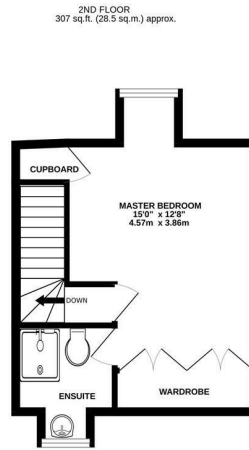
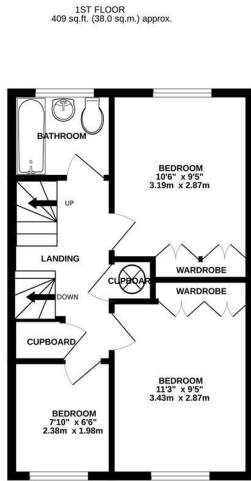
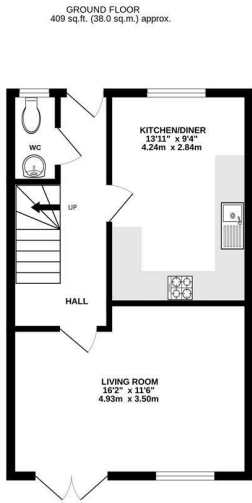
### Outside

There is a decorative pebbled frontage and path leading up to the front entrance door.

The property has a Single Garage and car standing space which is accessed through the opening to the side of the property.

To the rear of the property there is an enclosed lawned rear garden with paved patio and decorative gravel bed. A gate to the rear of the garden gives pedestrian access.





**TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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>86</b>
(81-91) <b>B</b>		<b>76</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		
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 units, 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 Whittington Green 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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