



12 Hazlehurst Lane,  
Stonegravels, S41 7LX

OFFERS IN THE REGION OF

£180,000

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WILKINS VARDY

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# £180,000

GENEROUS 4 BED FAMILY HOME - REQUIRING REFURBISHMENT/MODERNISATION - CORNER PLOT

Offered for sale with no chain is this generously proportioned semi detached house which requires a scheme of modernisation/refurbishment to create a lovely family home. Offering an impressive 1191 sq.ft. of accommodation, the property include a spacious dual aspect living room, separate dining room, a good sized kitchen/diner with cloaks/WC off, four double bedrooms and a bathroom with separate WC. The property also boasts a fantastic corner plot with potential to create off street parking (subject to obtaining all necessary consents).

Hazlehurst Lane is ideally placed for accessing the nearby amenities on Sheffield Road, is just a short distance from the Town Centre and ideally positioned for commuters needing access to the M1 Motorway or into Dronfield and Sheffield.

- Semi Detached House occupying a Corner Plot
- Requiring Refurbishment/Modernisation
- Spacious Dual Aspect Living Room
- Separate Dining Room
- Good Sized Kitchen/Diner with Cloaks/WC off
- Four Good Sized Double Bedrooms
- Bathroom & Separate WC
- Lawned Gardens to Front, Side & Rear with Potential for Off Street Parking
- NO CHAIN
- EPC Rating: D

## General

Gas central heating (Ideal Isar HE30 Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 110.7 sq.m./1191 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

21'0 x 13'4 (6.40m x 4.06m)  
A spacious dual aspect reception room.

## Kitchen/Diner

12'2 x 10'9 (3.71m x 3.28m)  
Being part tiled and fitted with a basic range of wall, drawer and base units with work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.  
Space and plumbing is provided for a dishwasher.  
There is a built-in cupboard housing the gas boiler and a further built-in under stair store cupboard.  
Vinyl flooring.  
An opening leads through to the ...

## Side Entrance Hall

Fitted with vinyl flooring and having a door opening to a built-in store cupboard and a door giving access to a cloaks/WC.  
A uPVC door gives access onto the side of the property.

## Cloaks/WC

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

## Dining Room

12'0 x 9'9 (3.66m x 2.97m)  
A good sized front facing reception room which can also be accessed from the entrance hall.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

13'3 x 10'8 (4.04m x 3.25m)  
A spacious front facing double bedroom.

## Bedroom Two

12'0 x 9'8 (3.66m x 2.95m)  
A good sized front facing double bedroom.

## Bedroom Three

10'9 x 9'1 (3.28m x 2.77m)  
A good sized rear facing double bedroom.

## Bedroom Four

10'2 x 9'11 (3.10m x 3.02m)  
A good sized rear facing double bedroom.

## Bathroom

Being part tiled and fitted with a 2-piece suite comprising of a panelled bath with an electric shower over, and a pedestal wash hand basin.  
Built-in airing cupboard.

## Separate WC

With low flush WC.

## Outside

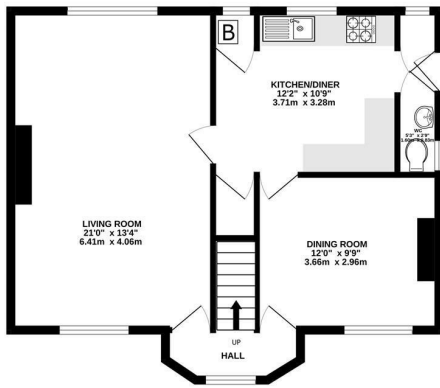
The property sits on a corner plot, having a lawned garden to the front and steps leading up to a paved area with railings and giving access to the front and side entrance doors.

There is also a lawned garden to the side of the property screened by hedging, and an opening onto the garden which has the potential to create off street parking (subject to obtaining the necessary consents and approvals).

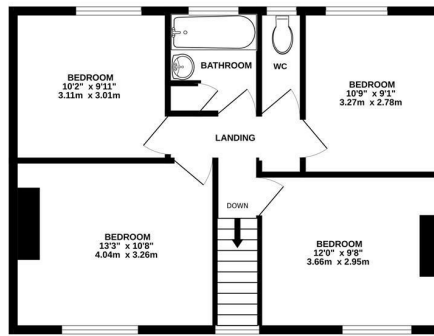
To the rear of the property there is a further lawned garden with path.



GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.7 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>82</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>	<b>66</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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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