



96 Loads Road,
Holymoorside, S42 7EU

OFFERS IN THE REGION OF

£185,000

W
WILKINS VARDY

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£185,000

WELL PROPORTIONED TWO BED TERRACE - DESIRABLE VILLAGE LOCATION - BROOKFIELD SCHOOL CATCHMENT - NO CHAIN

Offered for sale with no chain, is this delightful end terraced house offering a modest yet inviting 651 sq.ft. of well proportioned living space, ideal for first time buyers, small families or downsizers.

The property boasts a spacious dual aspect reception room and a kitchen fitted with beech effect units. There are also two good sized double bedrooms, and a 4-piece bathroom, together with mature lawned gardens to the front and rear.

Holymoorside is known for its picturesque surroundings and community spirit, making it an excellent choice for those who appreciate a tranquil lifestyle while still being within easy reach of Chesterfield's amenities. The area offers a variety of local shops, excellent schools, and recreational facilities, ensuring that all your needs are met.

- Well Proportioned End Terraced House
- Sought After Village Location
- Spacious Dual Aspect Lounge/Diner
- Kitchen fitted with Beech Effect Units
- Two Good Sized Double Bedrooms
- 4-Piece Family Bathroom
- Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- Brookfield School Catchment Area
- EPC Rating: C

General

Gas central heating (Alpha Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 60.5 sq.m./651 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

Entrance Hall

Having a built-in cupboard housing the gas/electric meters and the consumer unit. A staircase rises to the First Floor accommodation.

Lounge/Diner

19'3 x 11'1 (5.87m x 3.38m)

A spacious dual aspect reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Kitchen

12'0 x 7'10 (3.66m x 2.39m)

Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker, and a fridge or freezer.
A door gives access to a useful built-in under stair store cupboard.
Vinyl flooring.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

14'6 x 8'7 (4.42m x 2.62m)

A good sized front facing double bedroom having a built-in over stair store cupboard, and a range of freestanding wardrobes.

Bedroom Two

10'6 x 9'10 (3.20m x 3.00m)

A good sized rear facing double bedroom.

Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising of a panelled corner bath, separate shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a low flush WC.

Built-in airing cupboard housing the gas combi boiler.

White heated towel rail.

Vinyl flooring.

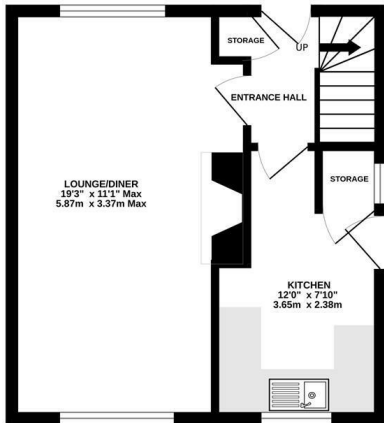
Outside

The front of the property is accessed via a pedestrian footpath, where a gate gives access to the front garden which is laid to lawn and has a tree and hedged boundaries. A path leads up to the front and side entrance doors. On street parking is available in the area.

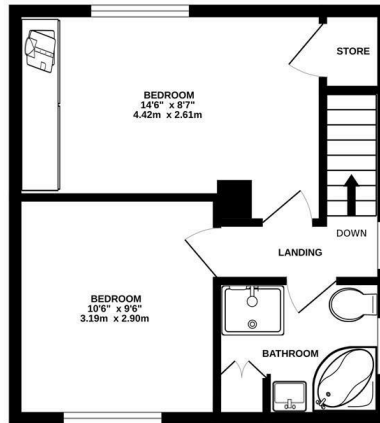
To the rear of the property there is an enclosed garden, laid to lawn and having two paved seating areas. There are also two useful brick built outhouses.



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

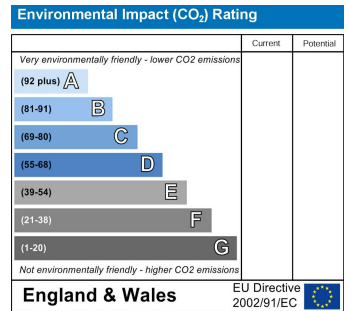
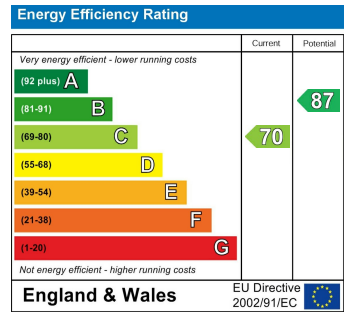


1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 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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RICS



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 fire, 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 Brookfield 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.



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