



32 Hawthorne Street,
Chesterfield, S40 2EG

OFFERS IN THE REGION OF

£149,950

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WILKINS VARDY

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REFURBISHED SEMI DETACHED BUNGALOW - MODERN KITCHEN & BATHROOM - DETACHED GARAGE
- NO UPWARD CHAIN

This delightful semi detached bungalow has been refurbished by its present owners and provides 745 sq.ft. of generously proportioned and easily managed accommodation, making it an ideal choice for individuals or couples seeking a tranquil home.

Upon entering, you will find a cosy reception room, a modern re-fitted kitchen and shower room, one well proportioned ground floor bedroom, and a spacious attic bedroom. The property also benefits from a detached single garage and driveway parking, together with an enclosed rear garden.

Occupying a cul-de-sac position, the bungalow is well placed for accessing the local amenities on Derby Road, and for commuter links towards Dronfield, Sheffield and the M1 Motorway.

In summary, this semi detached bungalow on Hawthorne Street is a charming and practical choice for those seeking a comfortable home in Chesterfield.

- Refurbished Semi Detached Bungalow
- Good Sized Living Room
- Re-Fitted Kitchen with Integrated Cooking Appliances
- Ground Floor Bedroom
- Re-Fitted Shower Room
- Spacious Attic Bedroom
- Detached Garage with Attached Store & Driveway Parking
- Enclosed Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Alpha Evoke Combi Boiler)
uPVC sealed unit double glazed windows and doors (unless stated otherwise)
Gross internal floor area - 69.2 sq.m./745 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

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

Entrance Hall

Having a tiled floor.

Re-Fitted Kitchen

12'2 x 6'2 (3.71m x 1.88m)
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.
Inset single drainer ceramic sink with mixer tap.
Integrated appliances to include an electric oven and hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Tiled floor.

Living Room

12'4 x 9'11 (3.76m x 3.02m)
A front facing reception room.

Re-Fitted Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Bedroom One

11'3 x 8'10 (3.43m x 2.69m)
A rear facing double bedroom.

Inner Hall

With staircase rising to the Attic Room.

On the First Floor

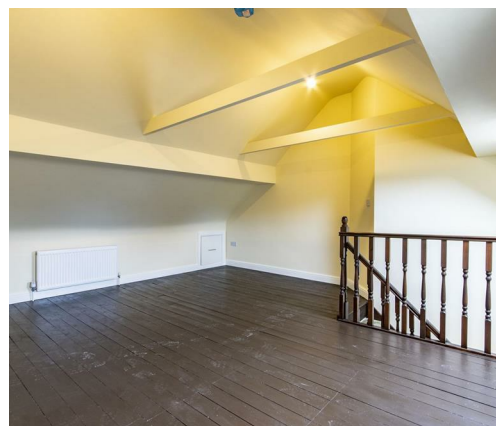
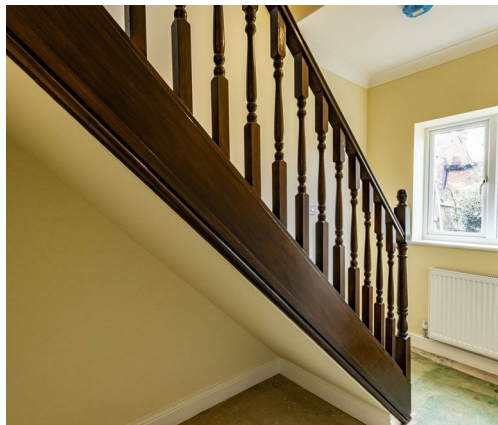
Attic Bedroom

18'10 x 6'7 (5.74m x 2.01m)
A good sized double bedroom having two wooden framed double glazed Velux windows.
This room also houses the gas boiler.
Two eaves access panels.

Outside

Double gates to the side of the property open onto a drive which provides off street parking and leads to a Detached Single Garage with Attached Store.

To the rear there is an enclosed garden.



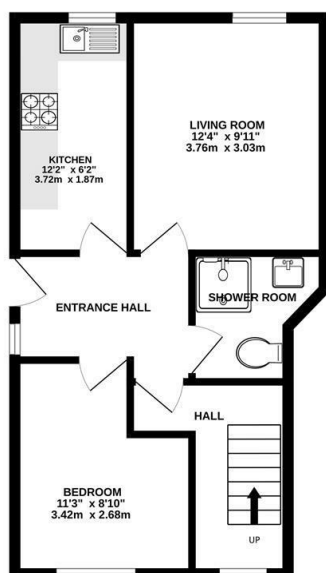
aprift
Know any property instantly

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.

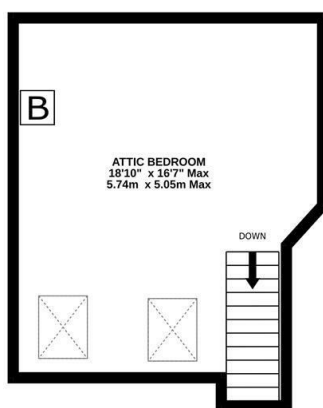
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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, 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 Outwood Academy Hasland Hall 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

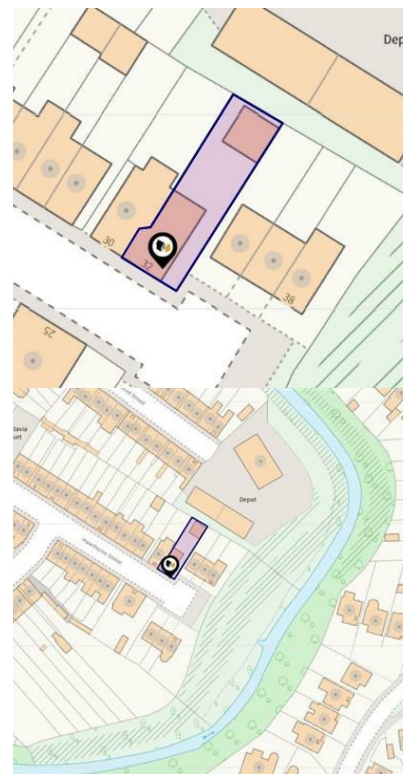
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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