



34 Mornington Road,
Holmewood, S42 5SX

OFFERS AROUND

£150,000

W
WILKINS VARDY

£150,000

DOUBLE FRONTED SEMI - SCOPE FOR IMPROVEMENT - NO UPWARD CHAIN - ATTACHED GARAGE

Offered for sale with no upward chain and occupying a cul-de-sac position, is this double fronted semi detached house which requires some cosmetic upgrading/modernisation. Providing 809 sq.ft. of generously proportioned accommodation the property includes a spacious dual aspect living room and kitchen, ground floor cloaks/WC, three good sized bedrooms and a family bathroom. The property also benefits from an attached garage and gardens to the front and rear.

Located in the desirable area of Holmewood, residents will benefit from a range of local amenities, schools, and parks, making it a wonderful place to call home. The property is also ideally positioned for commuters needing access to the M1 Motorway or Chesterfield Town Centre.

- Double Fronted Semi Detached House in Cul-de-Sac Position
- In Need of some Cosmetic Upgrading/Modernisation
- Spacious Dual Aspect Living Room
- Dual Aspect Kitchen
- Rear Entrance Hall with Cloaks/WC off
- Three Bedrooms
- Bathroom/WC
- Attached Garage & Car Standing Space
- Lawned Gardens to the Front and Rear
- EPC Rating: D

General

Gas central heating (Baxi Solo Boiler)
Sealed unit double glazed windows and doors
Gross internal floor area - 75.1 sq.m./809 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School - A
Specialist Sports College

On the Ground Floor

A front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor

Living Room

18'0 x 10'11 (5.49m x 3.33m)
A spacious dual aspect reception room having a feature fireplace with wood surround, tiled inset and hearth, and an inset living flame coal effect gas fire.

Kitchen/Diner

18'0 x 9'0 (5.49m x 2.74m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.
Single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is space for an under counter fridge and freezer, and a freestanding cooker with fitted extractor over.
Built-in under stair store/pantry
A door gives access into a ...

Rear Entrance Hall

Having a door which opens to a Cloaks/WC, and a uPVC double glazed door which gives access onto the rear of the property.

Cloaks/WC

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

On the First Floor

Landing

With loft access hatch.

Bedroom One

17'11 x 8'11 (5.46m x 2.72m)
A spacious dual aspect double bedroom

Bedroom Two

10'11 x 9'5 (3.33m x 2.87m)
A good sized front facing double bedroom, having a built-in over stair airing cupboard which houses the gas boiler.

Bedroom Three

8'3 x 8'0 (2.51m x 2.44m)
A rear facing single bedroom.

Family Bathroom


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


Outside

Double gates to the front of the property open onto a drive which provides off street parking for one car and leads to the Attached Single Garage having an 'up and over' door, light, power and rear personnel door. There is also a lawned garden with borders.

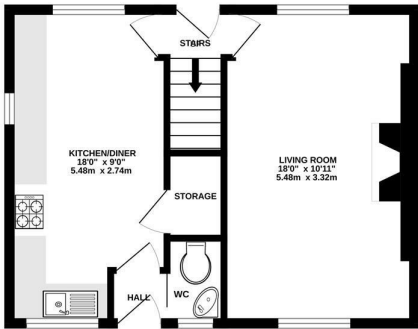
To the rear of the property there is an attractive enclosed garden which comprises of a lawn with side borders, seating area and stepping stones leading down to a paved seating area with plants and shrubs.



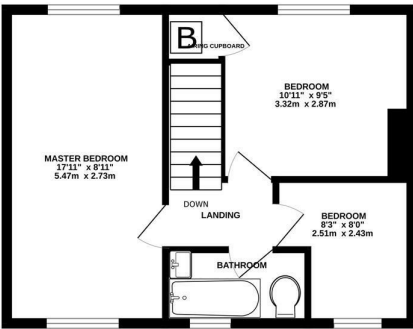
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) 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 

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 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.
Made with Metropix ©2025

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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.

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, gas fire, 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 Tibshelf Community 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk