



73 Slack Lane,
Heath, S44 5QU

OFFERS IN THE REGION OF

£139,950

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WILKINS VARDY

OFFERS IN THE REGION OF

£139,950

AFFORDABLE TWO BED SEMI - SOME COSMETIC UPGRADING REQUIRED - NO CHAIN - OPEN OUTLOOK TO THE FRONT

This delightful semi detached house offers 646 sq.ft. of well proportioned accommodation which would benefit from some cosmetic upgrading to create a lovely home for small families, couples or individuals. From the entrance hall you can access the spacious living room and the kitchen. The property also boasts two good sized double bedrooms and a family bathroom, and benefits from mature lawned gardens to the front and rear.

The property which enjoys an open outlook to the front, is situated in an established residential neighbourhood, just a short distance from the amenities in Holmewood and ideally placed for accessing Junction 29 of the M1 Motorway and for the A617 into Chesterfield.

This semi detached house is ready to become a cherished home. Don't miss the chance to view this lovely property and envision your future in this delightful setting.

- Well Proportioned Semi Detached House
- Some Cosmetic Upgrading Required
- Spacious Living Room
- Kitchen
- Two Good Sized Double Bedrooms
- Bathroom/WC
- Lawned Gardens to Front & Rear
- Views across Open Farmland to the Front
- NO UPWARD CHAIN
- EPC Rating: C

General

Gas central heating (Alpha Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 60.0 sq.m./644 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tibshelf Community School - A Specialist Sports College

On the Ground Floor

A uPVC double glazed side entrance door opens in to an ...

Entrance Hall

Having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

Kitchen

12'6 x 7'10 (3.81m x 2.39m)

Being part tiled and fitted with a range of wall and base units with work surfaces over.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and a freestanding cooker.

A door gives access to a built-in store cupboard.

A uPVC double glazed door gives access onto the rear of the property.

Living Room

19'3 x 9'6 (5.87m x 2.90m)

A spacious reception room, spanning the full width of the property and having two windows which overlook the front garden.

This room also has a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.

On the First Floor

Landing

With loft access hatch.

Bedroom One

14'7 x 9'0 (4.45m x 2.74m)

A good sized dual aspect double bedroom having a built-in over stair store cupboard.

Bedroom Two

10'0 x 9'4 (3.05m x 2.84m)

A good sized front facing double bedroom having a built-in cupboard.

Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with glass shower screen, mixer shower and bath/shower mixer tap,

pedestal wash hand basin and a low flush WC.

Built-in airing cupboard which houses the gas boiler.

Outside

To the front of the property there is a lawned garden and a path which leads down the side of the property. On street parking is available in the area.

The enclosed west facing rear garden is laid to lawn. There are also two useful brick built outhouses.

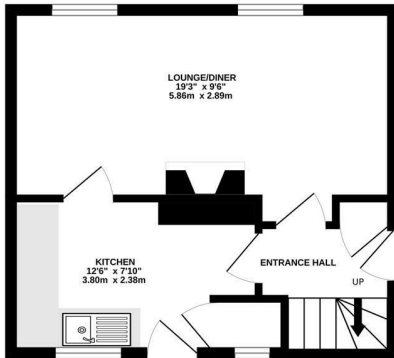


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

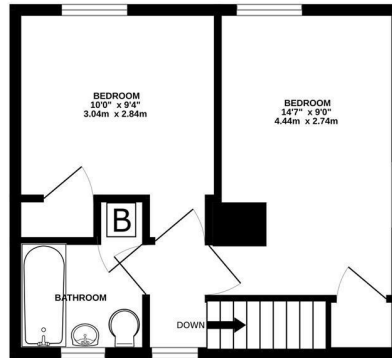
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 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) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		70
(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

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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.

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.



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