



40 Norwood Avenue,
Hasland, S41 0NW

OFFERS IN THE REGION OF

£215,000

W
WILKINS VARDY

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£215,000

THREE BED SEMI - NO UPWARD CHAIN - DETACHED GARAGE - ATTRACTIVE GARDENS - POPULAR & CONVENIENT LOCATION

Offered for sale with no upward chain, is this delightful semi detached house which offers 876 sq.ft. of well proportioned and neutrally presented accommodation which would benefit from some cosmetic upgrading. Upon entering the property you are welcomed into an open plan living/dining room with patio door opening onto the attractive rear garden. The property also features a fitted kitchen with some integrated appliances, three comfortable bedrooms, two having fitted storage, and a family bathroom. Outside, there is ample off street parking and a detached single garage.

With its appealing layout and practical amenities, this semi detached house on Norwood Avenue presents an excellent opportunity for those looking to settle in a friendly neighbourhood. Whether you are a first time buyer or seeking a family home, this property is sure to meet your needs. Do not miss the chance to make this house your new home.

- Delightful Semi Detached House
- Open Plan Living/Dining Room
- Fitted Kitchen with some Integrated Appliances
- Three Bedrooms
- Family Bathroom
- Detached Garage & Ample Off Street Parking
- Attractive Lawned Gardens to the Front and Rear
- NO UPWARD CHAIN
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Glow Worm Combi Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 81.4 sq.m./876 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A uPVC double glazed front entrance door with matching side panel opens into an ...

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Open Plan Living/Dining Room

Living Room

13'0 x 11'9 (3.96m x 3.58m)
A good sized front facing reception room, having a feature fireplace with ornate surround, marble inset and hearth, and an inset living flame coal effect gas fire.
An opening leads through into the ...

Dining Room

11'1 x 10'11 (3.38m x 3.33m)
A good sized reception room having an aluminium framed double glazed sliding patio door overlooking and opening onto the rear of the property.

Kitchen

10'11 x 6'7 (3.33m x 2.01m)
Accessed from the entrance hall and the dining room. Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge, freezer, electric oven and a 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine.
A door gives access to a built-in storage cupboard.
Carpet tile flooring.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Having a built-in cupboard, and loft access hatch with pull down ladder.

Bedroom One

13'0 x 11'9 (3.96m x 3.58m)
A good sized front facing double bedroom having built-in wardrobes with sliding doors.

Bedroom Two

11'2 x 11'0 (3.40m x 3.35m)
A rear facing double bedroom having fitted wardrobes with overhead storage.

Bedroom Three

7'9 x 6'3 (2.36m x 1.91m)
A front facing single bedroom, currently used as a study.

Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush Wc.
Chrome heated towel rail.

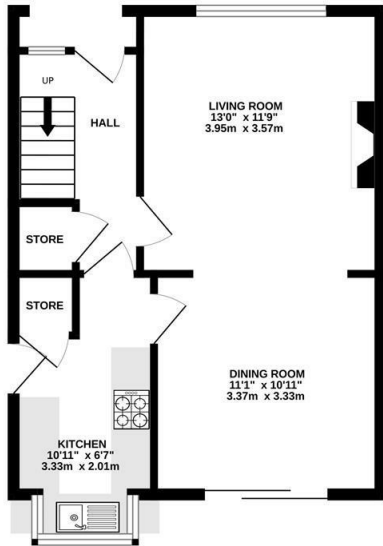
Outside

To the front of the property there is a lawned garden with planted borders. A paved and gravelled driveway provides ample off street parking and leads down the side of the property to a Detached Single Garage.

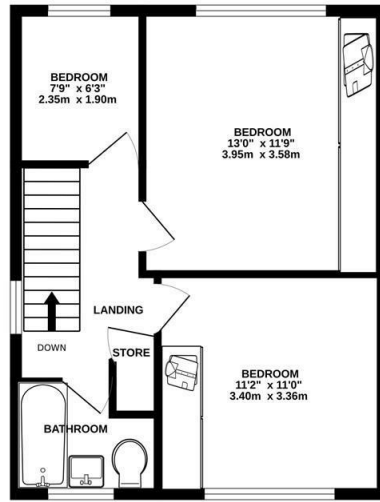
The attractive rear garden comprises of a paved patio, circular paved seating area surrounded by decorative gravel and a good sized lawn with central paved path and mature borders to the sides. A gate at the top of the garden opens to a pedestrian walkway.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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, 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

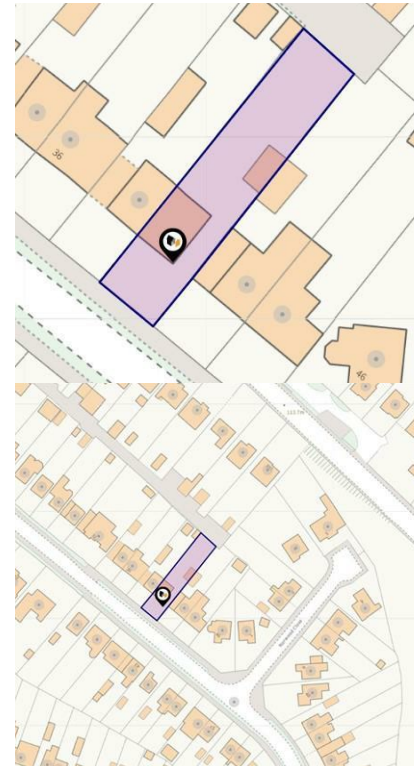
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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