



13 Maple Street,
Hollingwood, S43 2JH

OFFERS IN THE REGION OF

£149,950

W
WILKINS VARDY

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DOUBLE FRONTED TWO BED SEMI - GENEROUS CORNER PLOT - NO CHAIN

Sat on a generous corner plot with attractive well kept gardens and offered for sale with no chain is this attractive two double bedroomed semi detached house. With 868 sq.ft. of living space, which requires some cosmetic upgrading/refurbishment, there is plenty of room to make this house your own.

As you step inside, you are greeted by a spacious dual aspect reception room and dining kitchen. There is also a rear entrance hall with cloaks/WC off. With two double bedrooms, the master bedroom having a dressing room off, and a good sized 'Jack' & 'Jill' bathroom, this property would make an ideal home for a growing family or someone looking to downsize.

Located opposite Ringwood Park, the property is well placed for accessing the local amenities in Staveley and Brimington, and is readily accessible for commuter links towards Chesterfield and the M1 Motorway.

- Double Fronted Semi Detached House on Generous Corner Plot
- Dual Aspect Dining Kitchen
- Two Double Bedrooms
- 'Jack' & 'Jill' Bathroom
- NO CHAIN
- Spacious Dual Aspect Lounge/Diner
- Rear Entrance Hall with Cloaks/WC off
- Master Bedroom with Dressing Room off (former Bed 3)
- Well Kept Gardens to the Front & Rear
- EPC Rating: D

General

Gas central heating (Worcester Greenstar RI System Boiler)
uPVC sealed unit double glazed windows (except kitchen & utility window which are wooden framed)
Gross internal floor area - 80.7 sq.m./868 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A front entrance door opens into an ...

Entrance Hall

Fitted with vinyl flooring and having a built-in airing cupboard housing the gas boiler. A staircase rises to the First Floor accommodation.

Living Room

15'9 x 11'5 (4.80m x 3.48m)
A spacious dual aspect reception room having a feature tiled fireplace with Parkray solid fuel room heater.

Dining Kitchen

18'4 x 9'8 (5.59m x 2.95m)
Being dual aspect and fitted with base and drawer units with work surfaces over, and including a single drainer stainless steel sink.
Two built-in under stair cupboards.
Space is provided for a freestanding cooker with fitted extractor canopy over, and there is also space for a fridge/freezer.
Vinyl flooring.

Rear Entrance Hall

Having a door giving access onto the rear of the property. A further door gives access to a ...

Cloaks/Utility

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback and a low flush WC.
Fitted double wall unit.
Space and plumbing is provided for a washing machine.
Vinyl flooring.

On the First Floor

Landing

Bedroom One

14'0 x 10'1 (4.27m x 3.07m)
A spacious front facing double bedroom having a range of built-in wardrobes with overhead storage along one wall.
Built-in airing cupboard housing the hot water cylinder.

An opening leads through into a dressing room and a door gives access to the family bathroom.

Dressing Room

11'3 x 7'11 (3.43m x 2.41m)
A front facing room, which was a former bedroom, having built-in wardrobes with sliding doors along one wall.

Bedroom Two

11'4 x 7'11 (3.45m x 2.41m)
A rear facing double bedroom having built-in wardrobes with overhead storage along one wall.

'Jack' & 'Jill' Bathroom

A good sized room accessible from the Landing and Bedroom One. Being part tiled and fitted with a 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

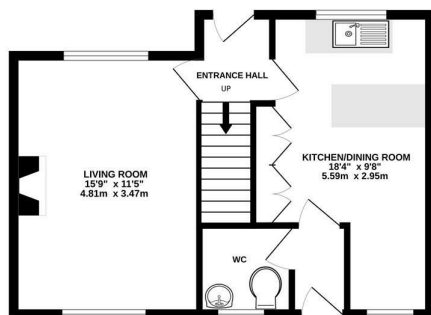
Outside

The property sits on a generous corner plot, having an attractive, well kept lawned garden to the front with borders of mature plants and shrubs, and a central path leading up to the front entrance door. On street parking is available in the area. There is potential to create off street parking to the front (subject to obtaining the necessary consents).

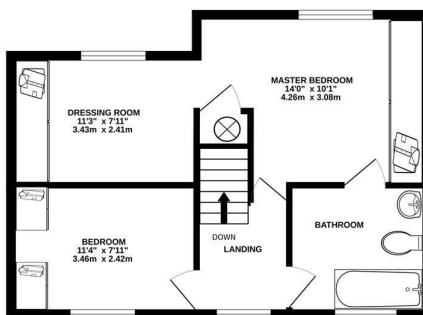
A gate gives access down the side of the property to the enclosed lawned rear garden with path leading up to a garden shed. There is also a brick built outhouse.



GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.




1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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			80
(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

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RICS

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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, solid fuel room heater, 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 Springwell Community College 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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