



107 Hucknall Avenue,
Ashgate, S40 4BZ

OFFERS IN THE REGION OF

£245,000

W
WILKINS VARDY

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BAY FRONTED SEMI - NO CHAIN - MODERN KITCHEN - TWO SHOWER ROOMS - DETACHED GARAGE

Offered for sale with no upward chain and occupying a popular cul-de-sac position, is this delightful bay fronted semi detached house. Spanning an impressive 814 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The home also features a modern fitted kitchen with integrated cooking appliances, two shower rooms, one on each floor, and three bedrooms, providing ample space for families or those seeking a guest room or home office. Outside, there are gardens to both the front and rear, together with parking for up to three cars and a detached single garage, making it an excellent choice for families or individuals with multiple vehicles.

The surrounding area of Ashgate is known for its friendly community and proximity to local amenities, including shops, schools, and parks, making it an ideal setting for family life.

In summary, this semi detached house on Hucknall Avenue presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood while enjoying the comforts of a spacious and well appointed home. Don't miss the chance to make this property your own.

- ATTRACTIVE BAY FRONTED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE BEDROOMS
- GROUND FLOOR & FIRST FLOOR SHOWER ROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- MATURE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- POPULAR CUL-DE-SAC POSITION
- EPC RATING: C

General

Gas central heating (Vaillant Ecotec Pro 28 Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 75.7 sq.m./814 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard.

A staircase rises to the First Floor accommodation.

Open Plan Living/Dining Room

Living Room

12'1 x 11'5 (3.68m x 3.48m)

A good sized bay fronted reception room having a feature marble effect fireplace with an inset electric fire.

An opening leads through into the ...

Dining Room

11'5 x 8'11 (3.48m x 2.72m)

A second good sized reception area with an opening leading through into the ...

Kitchen

17'3 x 8'0 (5.26m x 2.44m)

A good sized kitchen having two windows overlooking the rear garden and a vaulted ceiling with two Velux windows..

Fitted with a modern range of white wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with splashback and extractor hood over.

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

Vinyl flooring and downlighting.

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

Shower Room

5'10 x 5'9 (1.78m x 1.75m)

Being fully tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.

Tiled floor.

On the First Floor

Landing

Bedroom One

12'1 x 11'5 (3.68m x 3.48m)

A good sized front facing double bedroom having fitted wardrobes with sliding doors and overhead storage along one wall.

Bedroom Two

11'5 x 8'11 (3.48m x 2.72m)

A rear facing good sized single/small double bedroom having fitted wardrobes with sliding doors and overhead storage along one wall.

Built-in storage cupboard housing the gas boiler.

Bedroom Three

6'3 x 5'10 (1.91m x 1.78m)

A front facing single bedroom.

Shower Room

5'10 x 5'9 (1.78m x 1.75m)

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.

Tiled floor.

Outside

To the front of the property there is a low maintenance pebbled garden interspersed with pavers and having side borders of plants and shrubs.

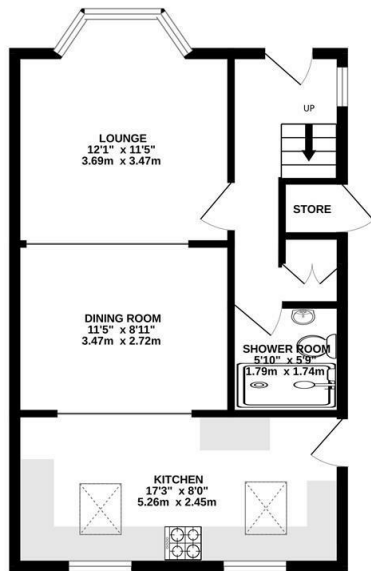
A block paved and concrete driveway provides ample off street parking and leads to the Detached Single Garage.

To the side of the property, a uPVC door gives access to a useful Integral Store.

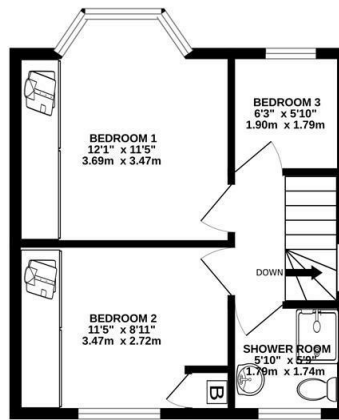
The west facing rear garden comprises of a lawn with decorative pebble borders interspersed with shrubs. Beyond here, there is a decorative pebbled area interspersed with pavers and shrubs, and a further lawned area.



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.7 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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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, electric fire, kitchen appliances, shower units, 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 Outwood Academy Newbold 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.

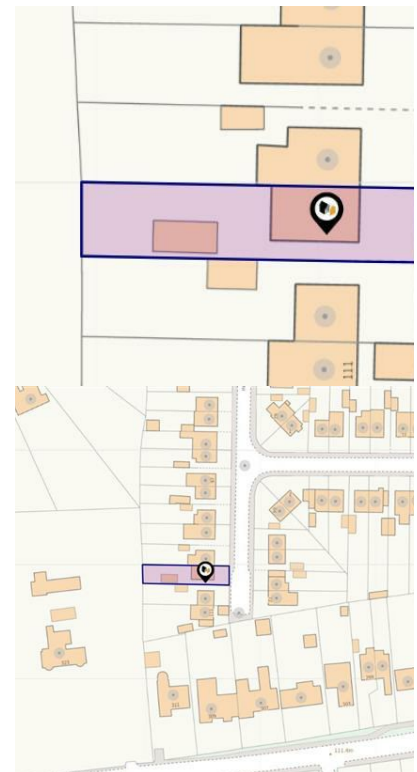
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
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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