



27 Meakin Street,
Hasland, S41 0AU

£140,000

W
WILKINS VARDY

£140,000

IDEAL STARTER HOME/INVESTMENT PROPERTY - GENEROUS PLOT - NO CHAIN - SOUTH FACING REAR GARDEN

Occupying a cul-de-sac position and offered for sale with no chain, is this two double bedroomed end terraced house which offers 684 sq.ft. of well proportioned accommodation. As you step inside the property you are welcomed into a cosy living room. The property also benefits from a separate dining room and a kitchen with integrated cooking appliances. With two double bedrooms and a good sized bathroom, this property is sure to attract a variety of buyers.

The property sits on a generous plot with an enclosed south facing garden to the rear and is located in a popular residential area, well placed for accessing the local shops, parks and amenities in Hasland Village and being readily accessible for transport links into Chesterfield Town Centre and towards the M1 Motorway.

- WELL PROPORTIONED END TERRACE HOUSE ON GENEROUS PLOT
- TWO GOOD SIZED RECEPTION ROOMS
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO DOUBLE BEDROOMS
- GOOD SIZED BATHROOM
- ENCLOSED SOUTH FACING REAR GARDEN
- NO UPWARD CHAIN
- CUL-DE-SAC POSITION IN POPULAR LOCATION
- EPC RATING: E

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 63.5 sq.m./684 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

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

Living Room

12'7 x 10'6 (3.84m x 3.20m)
A good sized front facing reception room, spanning the full width of the property and having a fitted base unit to the alcove, which also provides TV standing.
This room has a feature fireplace with painted wood surround, tiled inset and hearth.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

12'7 x 7'11 (3.84m x 2.41m)
A second good sized reception room, again spanning the full width of the property, being rear facing and fitted with laminate flooring.
A door gives access to a useful built-in under stair store, and a further door opens to give access into the kitchen.

Kitchen

9'11 x 7'3 (3.02m x 2.21m)
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 an electric oven and hob.
Space and plumbing is provided for a washing machine, and there is also space for an under counter appliance.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Master Bedroom

12'7 x 10'6 (3.84m x 3.20m)
A good sized front facing double bedroom, fitted with laminate flooring and having a fitted double wardrobe with sliding doors.

Bedroom Two

9'10 x 7'11 (3.00m x 2.41m)
A rear facing double bedroom having a built-in over stair store cupboard.

Bathroom

9'11 x 7'3 (3.02m x 2.21m)
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin and a low flush WC.
Built-in cupboard housing the gas boiler.
Vinyl flooring.

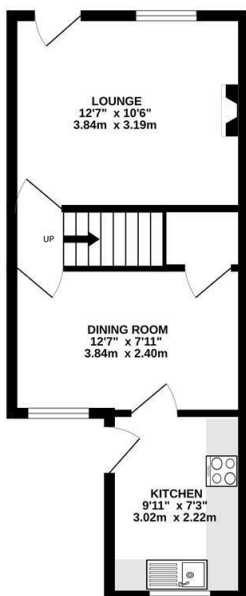
Outside

There is a low maintenance decorative pebble forecourt garden with a couple of mature conifers, and a concrete path leading up to the front entrance door. On street parking is available in the area.

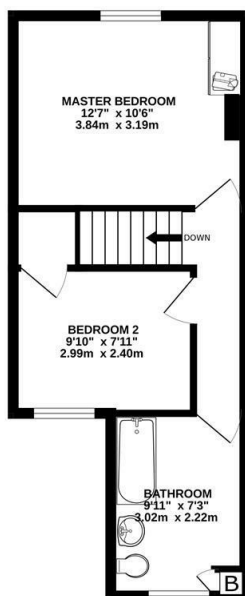
To the rear of the property there is a yard area with two brick built outbuildings. Beyond here there is a paved patio and a lawn with stepping stone path leading to a raised bed.



GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by any prospective purchaser. The contents, 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	73
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		

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, 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.



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

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