



37 Slack Lane,
Heath, S44 5QU

OFFERS IN THE REGION OF

£172,500

W
WILKINS VARDY

£172,500

WELL APPOINTED SEMI - MODERN KITCHEN & BATHROOM - OPEN OUTLOOK TO THE FRONT

With its appealing layout and practical amenities, this semi detached house is not only a wonderful place to call home but also a fantastic opportunity for first time buyers or those looking to downsize. Offering 677 sq.ft. of well appointed accommodation, the property comprises of a spacious living room and a modern kitchen with integrated cooking appliances. The home also boasts two good sized double bedrooms and a contemporary styled bathroom. Outside, there is parking provision for two cars, and an attractive enclosed west facing rear garden.

The location in Heath offers a friendly community atmosphere while being conveniently close to local amenities and transport links, making it easy to enjoy all that Chesterfield has to offer.

This property is a must see for anyone seeking a charming and functional home in a desirable area.

- Well Appointed Semi Detached House
- Spacious Living/Dining Room
- Modern Kitchen with Integrated Cooking Appliances
- Two Good Sized Double Bedrooms
- Contemporary Bathroom/WC
- Off Street Parking & Enclosed West Facing Rear Garden
- Open Outlook to the Front
- EPC Rating: C

General

Gas central heating (Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 62.8 sq.m./677 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 into a ...

Entrance Hall

Having a built-in cupboard which houses the meters and consumer unit. A staircase rises to the First Floor accommodation.

Lounge/Diner

19'2 x 9'6 (5.84m x 2.90m)

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

This room has a feature limestone fireplace with lighting and a wood burning stove.

Kitchen

14'1 x 7'10 (4.29m x 2.39m)

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

Inset 1½ bowl single drainer sink with mixer tap.

Integrated Neff appliances to include an induction hob with concealed extractor over, electric oven with 'hide and slide' door and a microwave/combi oven. There is also an integrated fridge.

Space and plumbing is provided for a washing machine.

Vinyl flooring and downlighting.

A uPVC double glazed door gives access to the rear garden.

On the First Floor

Landing

Bedroom One

14'6 x 8'7 (4.42m x 2.62m)

A spacious dual aspect double bedroom having a built-in over stairs store cupboard.

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)

A good sized front facing double bedroom having a built-in double wardrobe with sliding mirror doors.

Loft access hatch with pull down ladder.

Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with folding glass shower screen and mixer shower, semi recessed wash hand basin with storage below, and a concealed cistern WC. Chrome heated towel rail.

Vinyl flooring and downlighting.

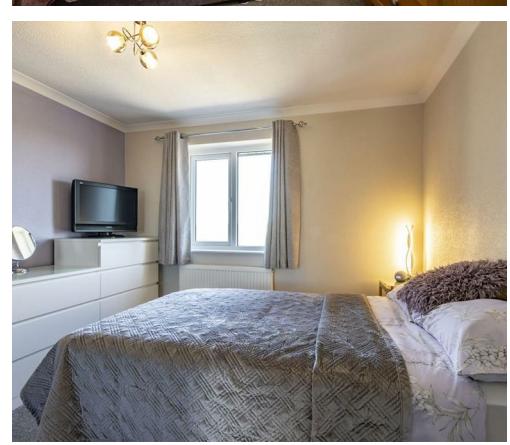
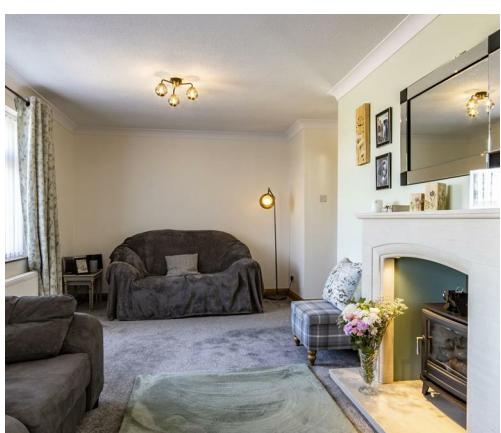
Downlighting.

Outside

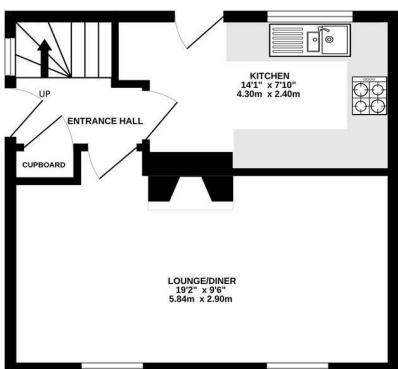
A paved and gravelled frontage provides off street parking.

A path gives access down the side of the property to the rear garden where there are two brick built outhouses, one which has light and power and is currently used as a utility room, the second being used as a wood store.

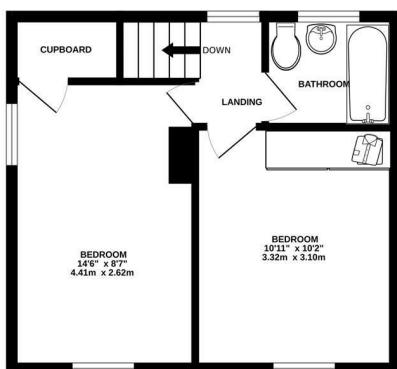
The west facing rear garden comprises of a block paved patio and a plum slate path leading up to a second seating area, together with a lawn and planted side borders.



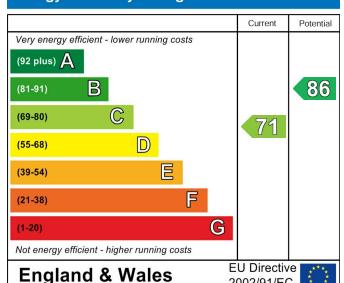
GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



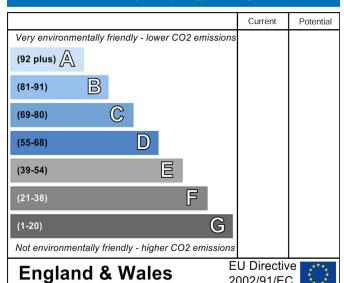
1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



TOTAL FLOOR AREA: 677 sq.ft. (62.8 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, fixtures and fittings 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, wood burning stove, 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 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 Consultants.



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

wilkins-vardy.co.uk