



2 Railway Terrace, Storforth Lane,
Hasland, S41 0RF

£155,000

W
WILKINS VARDY

£155,000

THREE BED MID TERRACE - IDEAL STARTER HOME - TWO RECEPTION ROOMS - OFF STREET PARKING

Located off Storforth Lane in the village of Hasland, is this delightful mid terraced house which offers 977 sq.ft. of well presented accommodation. The property boasts two good sized receptions rooms and a fitted kitchen with integrated cooking appliances, together with a useful utility/store room.

The home also features three well proportioned bedrooms, providing ample space for families or those seeking a home office, and a 3-piece family bathroom. One of the standout features of this property is the parking space available for two vehicles, a rare find in terraced homes, ensuring that you and your guests can enjoy hassle free parking.

With its prime location, this house is well connected to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to create a warm and welcoming home.

Don't miss the chance to make this charming house your own.

- IDEAL STARTER HOME
- WELL PRESENTED MID TERRACE HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- USEFUL UTILITY/STORE ROOM
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- OFF STREET PARKING
- EPC RATING: D

General

Gas central heating (Baxi Duotec 28 Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 90.8 sq.m./977 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland

On the Ground Floor

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

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Utility/Under Stair Store Room

8'1 x 3'10 (2.46m x 1.17m)

Having space and plumbing for a washing machine, and space for a fridge/freezer.

Kitchen

10'0 x 7'11 (3.05m x 2.41m)

Being part tiled and fitted with a range of white gloss 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 with stainless steel extractor hood over.

Space is provided for an under counter fridge.

Laminate flooring.

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

Dining Room

13'8 x 12'0 (4.17m x 3.66m)

A good sized rear facing reception room fitted with laminate flooring.

Double doors give access into the ...

Living Room

12'0 x 11'4 (3.66m x 3.45m)

A good sized front facing reception room having a feature fireplace with wood surround, marble hearth and an inset coal effect electric fire.

On the First Floor

Landing

Having a built-in airing cupboard.

Bedroom One

13'9 x 12'2 (4.19m x 3.71m)

A good sized rear facing double bedroom.

Bedroom Two

11'3 x 8'5 (3.43m x 2.57m)

A front facing double bedroom.

Bedroom Three

10'1 x 7'11 (3.07m x 2.41m)

A good sized single bedroom having a built-in storage cupboard.

Family Bathroom

8'3 x 5'1 (2.51m x 1.55m)

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, semi recessed wash hand basin with vanity unit below, and a low flush WC.

Vinyl flooring.

Outside

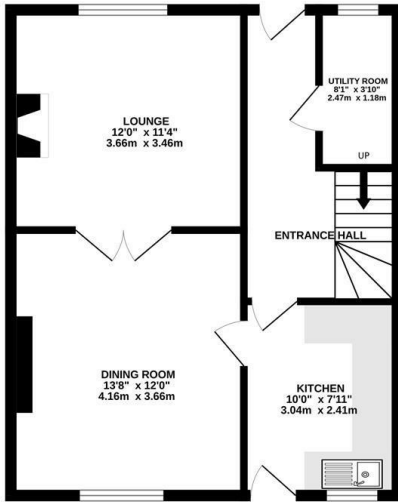
To the front of the property there is a low maintenance pebbled garden with path leading up to the front entrance door. There is also a paved area for bin storage.

To the rear of the property there is a paved patio and decorative gravel bed, and an Attached Brick Built Outbuilding.

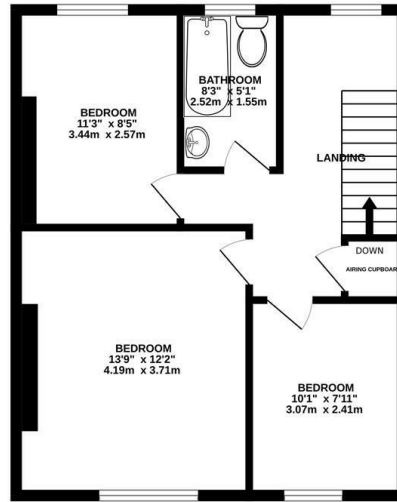
Steps lead up to a lawn and planted side border, with a path leading up to a large garden shed. A gate at the top of the garden gives access to car standing space for two cars.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 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, 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		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(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, electric fire, kitchen appliances, 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.



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