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estate agents

48 Hasland Road
Hasland, Chesterfield, S41 0RY

Guide price £190,000

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Guide Price £190,000 - £200,000

Deceptively spacious THREE BEDROOM SEMI DETACHED FAMILY HOUSE which is situated in this extremely popular residential location, perfectly placed for access to the town centre, amenities, train station, hospital and main commuter road links via the A61/A617 & M1 motorway.

Internally the family accommodation offers great living space which benefits from gas central heating and uPVC double glazing and has a new roof 2022! Comprising of spacious entrance hall, through reception/dining room, good sized rear kitchen and to the first floor main superb main double bedroom, second double and third versatile bedroom which could be used as office or home working space. Family shower room with 3 piece suite.

Potential for loft conversion (subject to consents)

Front stone walling with steps to the front door. Mature lawns.

Rear Stone circular patio with side borders. Side paved pathway leads to the rear gate and gives access to the Detached Garage. Front on street parking.





Additional Information

Gas Central Heating -Glow worm boiler - serviced
uPVC double glazed windows
New roof 2022
Gross Internal Floor Area - 15.8 Sq.m/1246.5 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area-Outwood Academy-Hasland Hall

Entrance Hall

19'5" x 3'1" (5.92m x 0.94m)

Front open porch with front entrance door leads into the hallway. Stairs climb to the first floor.



Reception Room

12'11" x 12'5" (3.94m x 3.78m)

A generous sized family through living room with front aspect bay window. Hearth with gas-fire.

Dining Room

14'1" x 12'11" (4.29m x 3.94m)

Spacious rear dining room with rear aspect window overlooking the rear. Stone feature fireplace with gas fire(serviced)

Fitted Kitchen

12'3" x 10'5" (3.73m x 3.18m)

Being half tiled and comprising of a range of base and wall units with work surfaces over and inset sink. Space for cooker, washing machine, fridge and freezer. Useful under stairs Pantry which provides surplus amounts of storage space. Rear uPVC door



First Floor Landing

11'5" x 6'0" (3.48m x 1.83m)

Storage cupboard with access to the attic space.

Front Double Bedroom One

12'11" x 12'3" (3.94m x 3.73m)

A generous main double bedroom with front aspect window.

Double Bedroom Two

14'2" x 10'0" (4.32m x 3.05m)

Second double sized room with rear aspect window. Airing cupboard with cylinder water tank.





Rear Single Bedroom Three

10'5" x 5'5" (3.18m x 1.65m)

Third bedroom also having rear aspect window. Could also be used for office or home working.

Shower Room

7'6" x 6'6" (2.29m x 1.98m)

Having panelled walls and comprising of a 3 piece suite which includes double shower area with electric shower, pedestal wash hand basin and low level WC.

Garage

15'9" x 9'11" (4.80m x 3.02m)

Detached rear garage. Access road to the rear.

Outside

Front stone walling with steps to the front door. Mature lawns.

Rear Stone circular patio with side borders. Side paved pathway leads to the rear gate and gives access to the Detached Garage.



School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

Floor Plan

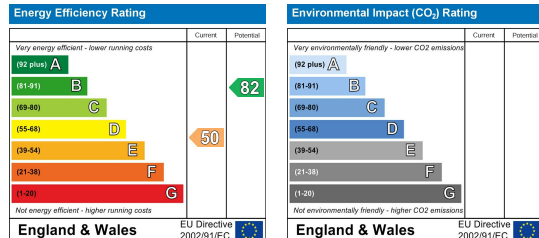


Total area: approx. 115.8 sq. metres (1246.5 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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