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estate agents

25 Storforth Lane Terrace

Hasland, Chesterfield, S41 0PY

Guide price £220,000

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Early viewing is highly recommended of this deceptively spacious THREE DOUBLE BEDROOM END TERRACED FAMILY HOUSE which is situated in this highly sought after residential location being within close proximity of local shops, amenities, schools and Eastwood Park and easy access to Chesterfield Town Centre, Royal Hospital, Train Station and major commuter road links including A61/A617 & M1 Junction 29.

Neutrally decorated family accommodation benefits from gas central heating with a Combi Boiler and uPVC double glazing and comprises of front entrance hall/porch, modern integrated kitchen, impressive through reception/dining room and impressive garden room/conservatory with bi-fold doors and 4 Velux windows. To the first floor main double bedroom with fitted wardrobes, second double and luxury family bathroom with 4 piece suite. To the second floor a superb attic bedroom with two Velux windows.

Front pathway leads to the entrance hallway. Access to the Detached Brick Single Garage.

Superb South West facing rear gardens with patio and stretch of well maintained lawns with mature side borders. Fenced boundary and vegetable area. Perfect for outside family and social entertaining!





Additional Information

Gas Central Heating- Worcester Bosch Combi Boiler
 -serviced with Blue Flame
 uPVC Double Glazed Windows
 Security Alarm System
 Gross Internal Floor Area- 33.3 Sq.m/1435.2 Sq.Ft.
 Council Tax Band - A
 Secondary School Catchment Area- Outwood
 Academy-Hasland Hall

Entrance Hall

8'1" x 4'10" (2.46m x 1.47m)
 Space for fridge freezer, coats and shoe space.
 Door into the kitchen.

Modern Kitchen

9'1" x 7'1" (2.77m x 2.16m)
 Comprising of a range of base and wall cupboards
 with complimentary work surfaces having upstands
 and inset stainless steel sink unit. Integrated double
 over, hob and extractor fan. Plinth heater. Space for
 washing machine.

Reception Room

12'5" x 11'0" (3.78m x 3.35m)
 Fabulous through reception/dining room providing
 excellent family living space. Inset stone hearth
 with Oak lintel above and multi fuel burner.

Dining Room

12'8" x 12'0" (3.86m x 3.66m)
 French doors to the Conservatory.

Hallway

14'1" x 2'11" (4.29m x 0.89m)
 Staircase to the first floor. uPVC door onto the rear
 gardens.

Garden Room/Conservatory

12'0" x 10'6" (3.66m x 3.20m)
 Impressive garden room with Bi-Folds doors onto
 the rear gardens. Four Velux roof windows.

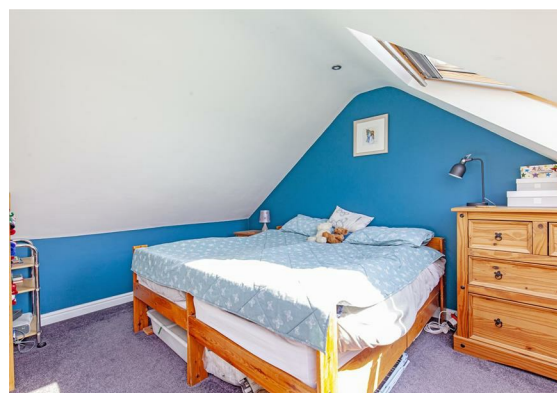
First Floor Landing

12'2" x 4'10" (3.71m x 1.47m)
 Stairs to the second floor with useful storage
 cupboard.

Rear Double Bedroom One

15'8" x 11'0" (4.78m x 3.35m)
 Spacious main double bedroom with rear aspect
 window. Range of mirror wardrobes with hanging
 space and shelving.





Front Double Bedroom Two

12'2" x 10'7" (3.71m x 3.23m)

A second spacious double bedroom with front aspect window.

Luxury Family Bathroom

9'11" x 6'11" (3.02m x 2.11m)

Comprising of a four piece White suite which includes a Roll Top Bath with spray shower attachment, separate shower cubicle with mains power shower, wash hand basin set in attractive vanity unit and low level WC>

Second Floor Double Bedroom Three

14'8" x 13'10" (4.47m x 4.22m)

Super second floor attic conversion bedroom with two rear Velux windows. Cupboard housing the Worcester Bosch Combi Boiler which is serviced with Blue Flame.

Outside

Front pathway leads to the entrance hallway. Access to the Detached Brick Single Garage.

Superb South West facing rear gardens with patio and stretch of well maintained lawns with mature side borders. Fenced boundary and Vegetable area. Perfect for outside family and social entertaining!

Detached Garage

19'4" x 9'1" (5.89m x 2.77m)

Having a rear personal door.

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.

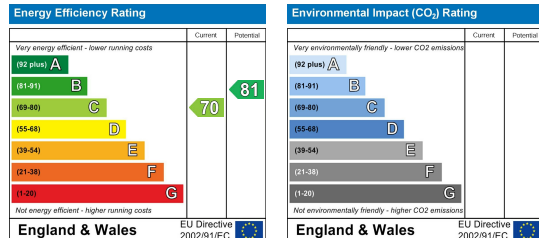
Floor Plan



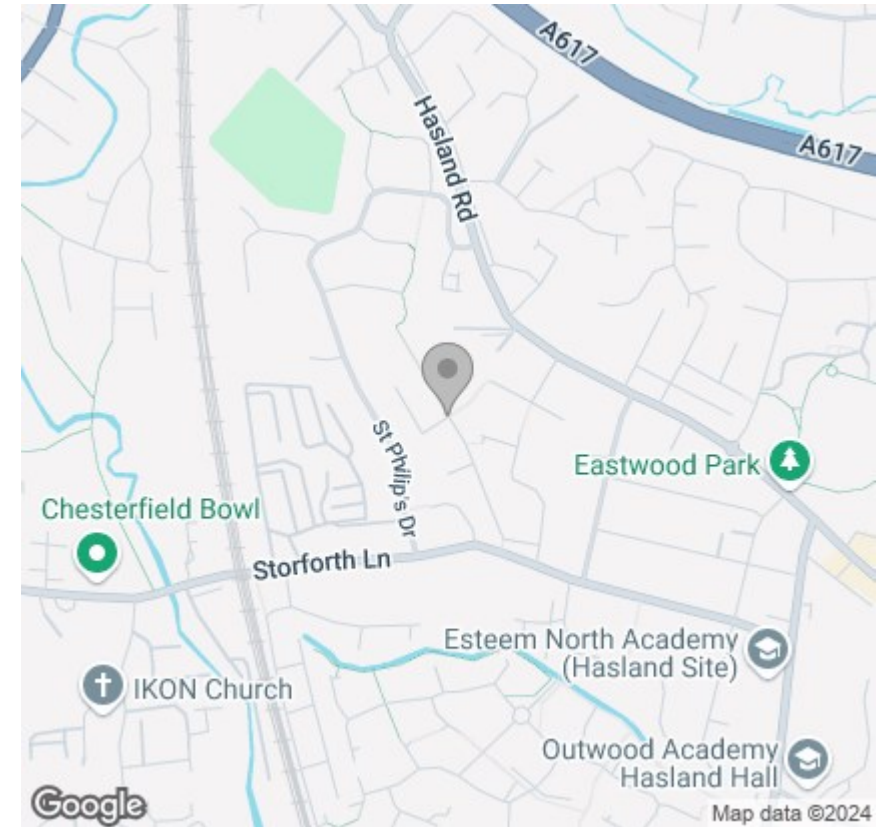
Viewing

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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