



w**ards**
estate agents

3 Hawthorne Street

Birdholme, Chesterfield, S40 2EG

Asking price £120,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Immaculately presented and benefiting from a full scheme of modernisation this TWO DOUBLE BEDROOM MID TERRACED HOUSE is perfectly located in the Town Centre for access to the Royal Hospital, Train Station & Major Commuter Links A61/A617/M1 Motorway Junction 29.

Ideally suited to first time buyers, small families or investors alike!!

POTENTIAL YIELD OF 7/8% per annum- Based upon a purchase price of £130,000 and a Monthly Rent Payable of £750.

Internally the accommodation benefits from uPVC double glazing and gas central heating with a Combi Boiler (2024) and comprises of front reception room, rear integrated dining kitchen, to the first floor two double bedrooms and partly tiled modernised family bathroom with White 3 piece suite.

Outside offers an enclosed rear garden with fenced boundaries and paved patio area.

Additional Information

Gas Central Heating- New system(combi boiler) and radiators 2024

uPVC Double Glazed Windows (2024)

Ground Floor Replastered

Redecorated throughout

New floor coverings/carpets throughout

Gross Internal Floor Area- 65.7 Sq.m/ 707.2 Sq.Ft.

Council Tax Band -A

Secondary School Catchment Area -Outwood Academy-Hasland Hall

Reception Room

13'2" x 12'10" (4.01m x 3.91m)

Front uPVC entrance door. Corner meter cupboard.





Integrated Kitchen

122" x 98" (3.71m x 2.95m)

Fully refurbished integrated kitchen with a range of White Gloss base and wall units with complimentary work surfaces with inset sink unit. Integrated oven, hob and extractor above. Space for washing machine. Staircase to the first floor. Useful under stairs store cupboard. i Mini Combi Boiler (2024) Rear uPVC door to the rear garden.

First Floor Landing

123" x 2'10" (3.73m x 0.86m)

Access to the insulated loft space.

Front Double Bedroom One

134" x 99" (4.06m x 2.97m)

Main double bedroom with front aspect window.

Rear Double Bedroom Two

12'11" x 9'9" (3.68m x 2.97m)

A generous second double bedroom with rear aspect window. Linen/over stairs store.

Superb Re-Fitted Bathroom

12'11" x 6'5" (3.94m x 1.96m)

Being partly tiled and comprising of a 4 piece suite which includes a bath, separate shower cubicle with rain shower, low level WC and wash hand basin set upon attractive vanity unit. Heated towel rail.

Outside

Rear enclosed fenced garden with paved patio garden. Neighbour has right of way over the rear garden.

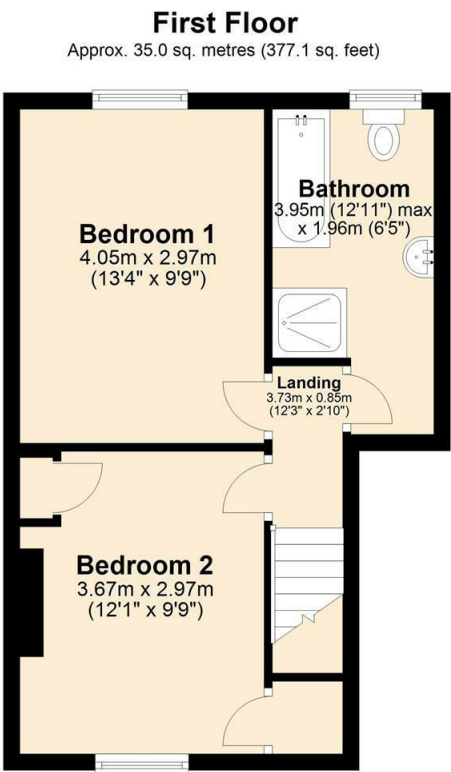
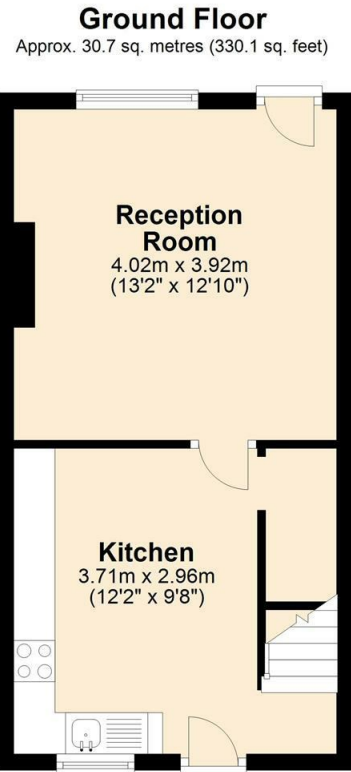
School catchment areas

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

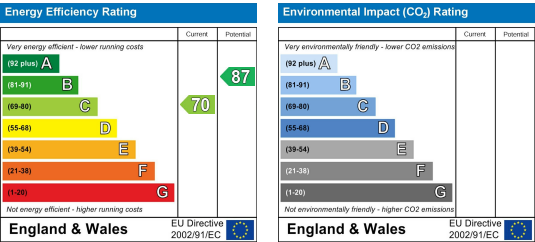


Total area: approx. 65.7 sq. metres (707.2 sq. feet)

Viewing

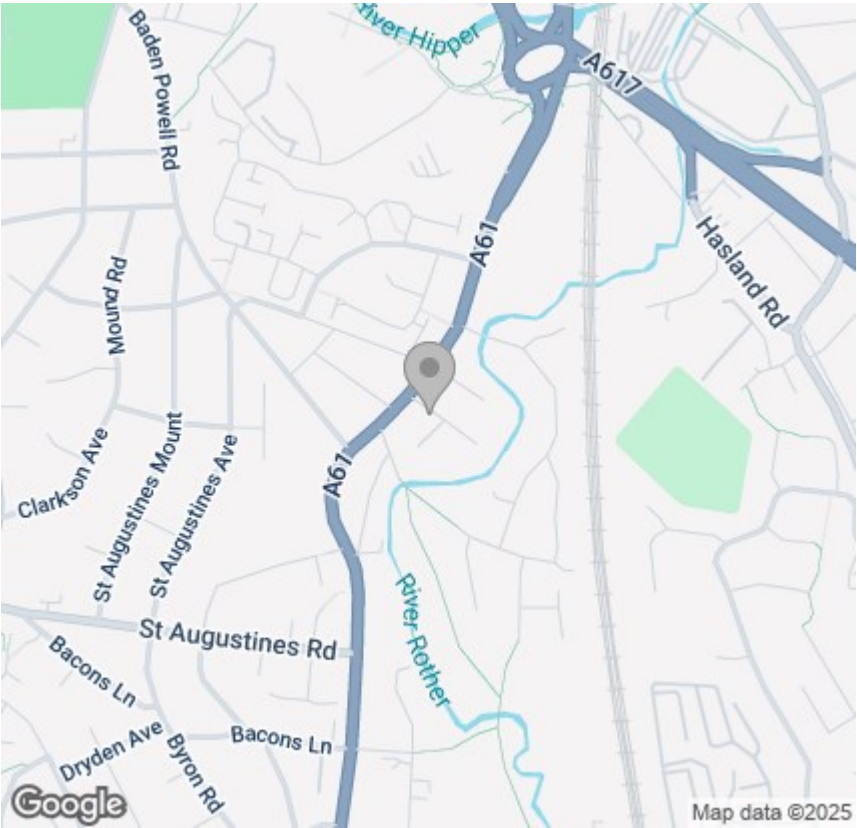
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX
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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.

