



w**ards**
estate agents

4 Warner Street

Hasland, Chesterfield, S41 0RU

Guide price £170,000

4 Warner Street

Hasland, Chesterfield, S41 0RU

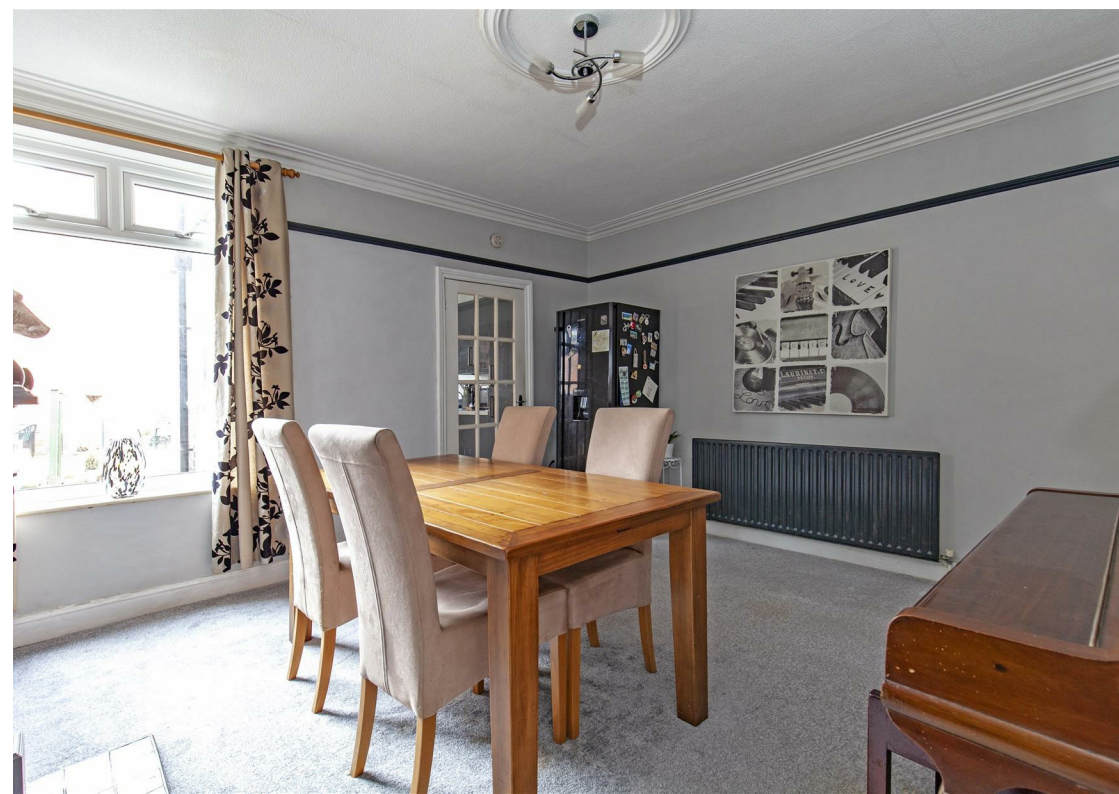
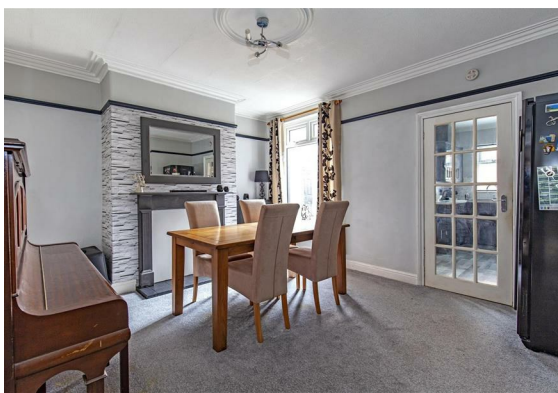
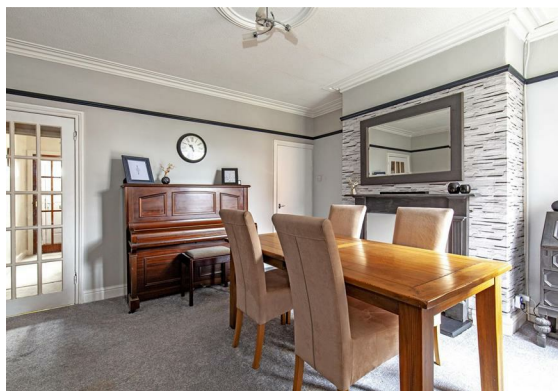
Guide Price £170,000 - £180,000

Viewing is Highly Recommended of this Impressive THREE BEDROOM SEMI DETACHED FAMILY HOME which has been extensively refurbished including a new roof in 2017 to present superb family living accommodation, ideal for first time buyers, small families or investors alike!!

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.

Well proportioned and nicely decorated throughout the accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of front entrance hall into the front family reception room, rear dining room and superb Gloss integrated kitchen. To the first floor main double bedroom, second rear double bedroom and luxury family bathroom with 4 piece White suite including a free standing feature bath. Second floor third bedroom with surplus eaves storage.

Rear enclosed gardens which allows a right of way to the neighbour. There are fenced boundaries and lawn area.





Additional Information

Gas Central Heating - Combi boiler 2013- annually serviced.
uPVC Double Glazed windows.
Roof renewed in 2017
Gross Internal Floor Area- 111.2 Sq.m/ 1197.2 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area -Outwood Academy-Hasland Hall

Front Entrance Hall

3'5" x 3'5" (1.04m x 1.04m)

Front uPVC door and inner door into the reception room.



Reception Room

14'0" x 11'11" (4.27m x 3.63m)

A well presented family reception room with front aspect window. Feature fireplace with marble back and hearth with electric fire. (gas capped off) Original coving to the ceiling. Inner hallway with stairs climbing to the first floor.

Dining Room

14'0" x 12'11" (4.27m x 3.94m)

A second generous reception room with rear aspect window. Feature fireplace with gas capped off. Coving to ceiling. Access to useful under stairs store cupboard where there is space for a fridge and utility meters are found here.



Superb Re-Fitted Kitchen

12'7" x 7'11" (3.84m x 2.41m)

Comprising of a superb range of Gloss fronted base and wall units with complimentary work surfaces having inset composite sink. Integrated washer/dryer, and dishwasher. Range Cooker with dual electric and gas fuel with chimney extractor above. Composite door leads into the rear garden.

First Floor Landing

14'0" x 5'11" (4.27m x 1.80m)

Access to first floor bedrooms and family bathroom. Staircase leads to the second floor.

Front Double Bedroom One

14'0" x 11'11" (4.27m x 3.63m)

Generous front main double bedroom with front aspect window. Full range of fitted wardrobes, bedside cabinets and drawers are available be negotiation.





Rear Double Bedroom Two

11'3" x 9'9" (3.43m x 2.97m)

A second good sized double bedroom with rear aspect window.

Luxury Family Bathroom

12'4" x 7'11" (3.76m x 2.41m)

Being half tiled and comprising of a 4 piece bathroom suite which includes a superb free standing bath, double shower cubicle with electric shower, pedestal wash hand basin, low level WC and chrome heated towel rail.



Second Floor Double Bedroom Three

14'0" x 13'9" (4.27m x 4.19m)

A versatile third bedroom with uPVC gable end window. Good storage to the eaves with boarding. Radiator and wooden Velux.

Outside

Rear enclosed gardens which allows a right of way to the neighbour. There are fenced boundaries and lawn area.



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

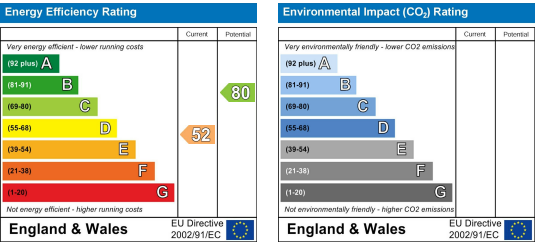


Total area: approx. 111.2 sq. metres (1197.2 sq. feet)

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



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.

