



wards
estate agents

115 Broomfield Avenue

Hasland, Chesterfield, S41 0NF

Offers over £195,000

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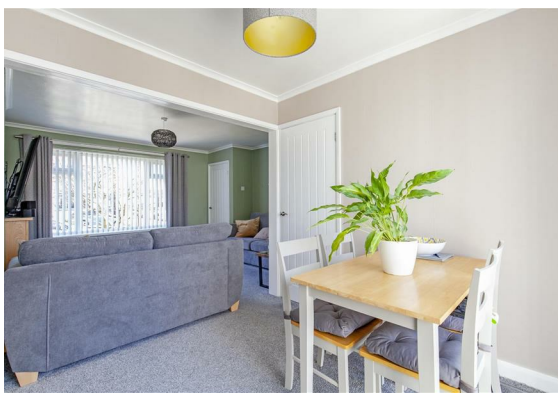
Early viewing is highly recommended of this well presented and modernised TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOME! Ideal for first time buyers, small family or investors alike! Situated in this extremely sought after residential location in this highly popular Village of Hasland, Conveniently located for all local shops, doctors, schools, parks, bus routes and with easy access of the Town Centre. Major Road Network routes are easily accessible including A61/A617/M1 along with the Train Station and Hospital.

Nicely decorated the Internal accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing- the property comprises entrance hall, through reception/dining room with patio doors onto the rear garden, superb integrated re-fitted kitchen with side door having a side extremely useful access ramp to the side gardens.

To the first floor main double bedroom with range of fitted wardrobes, second double bedroom and luxury re-fitted family bathroom with 3 piece suite.

The property has a generous corner plot. To the front is an area with decorative bark and mature planting with a hedge border and low wall to the front. Extended driveway provides ample off road parking for two vehicles.

Enclosed rear garden with hedge borders and fabulous decked area with substantial fencing which is perfect for social & family outside entertainment! Mature lawns and shrubbery/trees. Side stone patio and ramp which provides easy access to the rear door.





Additional Information

Gas Central Heating- Worcester Bosch Green Star Combi boiler
uPVC Double Glazed Windows
Gross Internal Floor Area- 63.5 Sq.m/ 683.6 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Outwood Academy-Hasland Hall

Entrance Hall

4'9" x 3'0" (1.45m x 0.91m)

Front uPVC entrance door leading into the hallway. Stairs climb to the first floor.



Reception Room

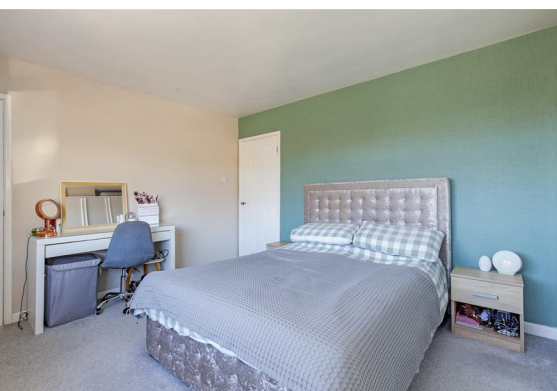
13'11" x 10'11" (4.24m x 3.33m)

Well presented and tastefully decorated family reception/dining room with front aspect newly fitted uPVC window. Feature wood surround fireplace with tiled back and marble hearth with a gas-fire.

Dining Room

8'8" x 8'6" (2.64m x 2.59m)

Having wooden laminate flooring and uPVC double glazed patio doors which lead onto the rear gardens.



Superb Re-Fitted Kitchen

8'8" x 8'3" (2.64m x 2.51m)

Comprising of a range of Cream Hi Gloss base and wall units with complimentary work surfaces, inset stainless steel sink unit with mixer tap and attractive tiled splash backs. Integrated oven and gas hob with chimney extractor above. Space for fridge/freezer and space/plumbing for washing machine. Useful under stairs storage cupboard which houses the Combi boiler. Side uPVC entrance door which give access to the side of the property with extremely useful access ramp to the garden.



First Floor Landing

6'7" x 2'9" (2.01m x 0.84m)

Access to the insulated loft space.

Front Double Bedroom One

13'11" x 11'0" (4.24m x 3.35m)

A generous main double bedroom with front aspect window and range of fitted wardrobes. Useful over stairs storage cupboard.



Rear Double Bedroom two

10'0" x 8'8" (3.05m x 2.64m)

A second double bedroom with rear aspect window.

Luxury Re-Fitted Bathroom

6'10" x 5'7" (2.08m x 1.70m)

Fabulous re-fitted family bathroom comprising of a 3 piece White suite which includes a bath with complimentary tiled panel, with mains shower and shower scree, wash hand basin set upon vanity cupboard and low level WC. Chrome heated towel rail.



Outside

The property has a generous corner plot. To the front is an area with decorative gravel and mature planting with a hedge border and low wall to the front.

Extended driveway provides ample off road parking for two vehicles. Steps to front door and side secure gate to the side and rear gardens.

Enclosed rear garden with hedge borders and fabulous decked area with substantial fencing which is perfect for social & family outside entertainment! Mature lawns and shrubbery/trees. Side stone patio and ramp which provides easy access to the rear door.



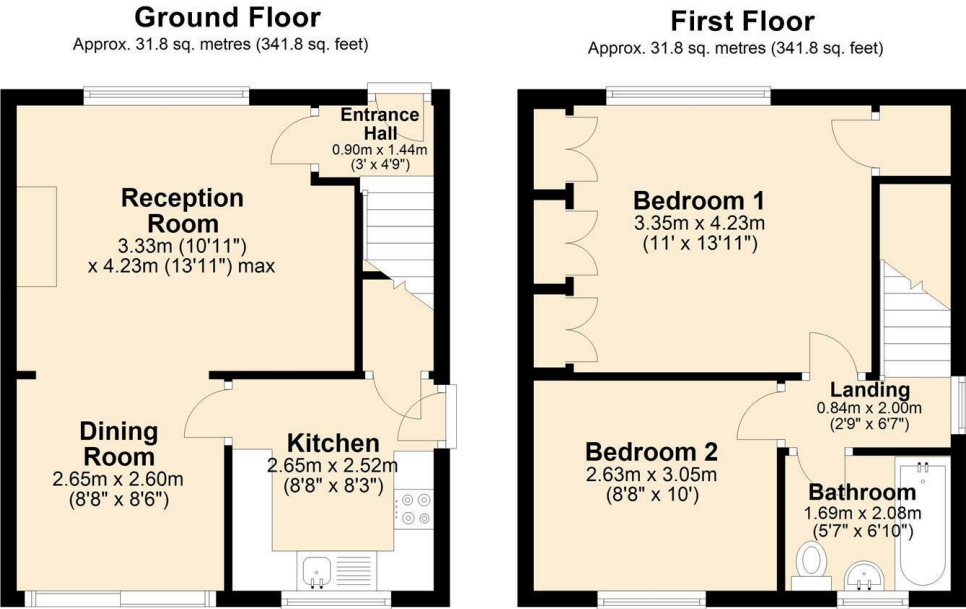
School catchment areas

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

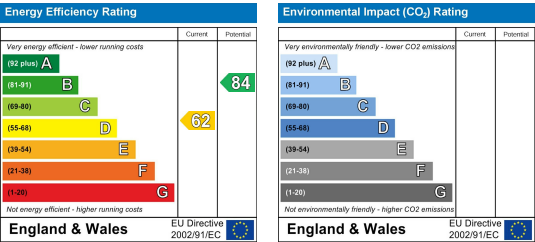


Total area: approx. 63.5 sq. metres (683.6 sq. feet)

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.

