



**wA**ards  
estate agents

**12 Milldale Close**  
Holmehall, Chesterfield, S40 4RG

**£250,000**

## 12 Milldale Close

Holmehall, Chesterfield, S40 4RG

OFFERED TO THE OPEN MARKET WITH NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is recommended of this THREE BEDROOM DETACHED BUNGALOW for those looking for the opportunity to put your own stamp on this property! Situated within an enviable cul de sac in this very sought after residential location which is within easy access of local shops, amenities, schools & bus routes. Holmebrook Valley Park, Linacre Reservoirs and the National Peak Park are close by. Main commuter links including the M1 J29 and Train Station are within proximity.

Requiring a comprehensive scheme of upgrade and improvement this also offers great potential to investors or developers! Currently benefits from gas central heating (Combi Boiler), original wooden single glazed windows and comprises of front porch into the entrance hallway, rear kitchen, reception room, three bedrooms and family bathroom with 3 piece suite.

Open plan front lawns and driveway which provides car parking and access to the ATTACHED GARAGE. Paved footpath leads to the front door and follows to the side of the bungalow and around to the rear gardens.

Rear privately enclosed gardens with mature well established trees and laurel hedge boundaries. Lawned area and paved patio.





## Additional Information

Gas Central Heating-Worcester Bosch Combi  
Wooden window frames with single glazing  
Gross Internal Floor Area-85.9 Sq.m/ 924.3 Sq.Ft.  
Council Tax Band -C  
Secondary School Catchment Area -Outwood Academy Newbold

## Front Porch

3'0" x 2'1" (0.91m x 0.64m)

Front entrance door into the porch. Internal glazed door to the hallway.

## Entrance Hall

13'11" x 9'8" (4.24m x 2.95m)

Spacious entrance hallway giving access to all accommodation. Access to the loft space.

## Rear Kitchen

10'10" x 9'11" (3.30m x 3.02m)

Comprising of a base unit with stainless steel sink. Wall cupboards. Space for washing machine and cooker. Worcester Bosch Combi boiler. Rear wooden single glazed door to the rear gardens.

## Reception Room

21'3" x 11'10" (6.48m x 3.61m)

A spacious living room with dual aspect windows. Wall mounted gas-fire (currently not in use) Door into the inner hallway.

## Rear Double Bedroom One

11'11" x 9'11" (3.63m x 3.02m)

Main double bedroom with rear aspect window overlooks the gardens.

## Front Double Bedroom Two

9'11" x 9'0" (3.02m x 2.74m)

Second double bedroom with front aspect window.

## Front Bedroom Three

9'9" x 7'6" (2.97m x 2.29m)

A versatile third bedroom which could also be used as office/study or home working space.





### Partly Tiled Bathroom

8'4" x 6'6" (2.54m x 1.98m)

Comprising of a 3 piece suite which includes a bath with electric shower above, pedestal wash hand basin and low level WC. Linen cupboard.

### Attached Garage

18'10" x 7'8" (5.74m x 2.34m)

Rear personal door leads to the gardens. Lighting and power.

### Outside

Open plan front lawns and driveway which provides car parking and access to the ATTACHED GARAGE. Paved footpath leads to the front door and follows to the side of the bungalow and around to the rear gardens.

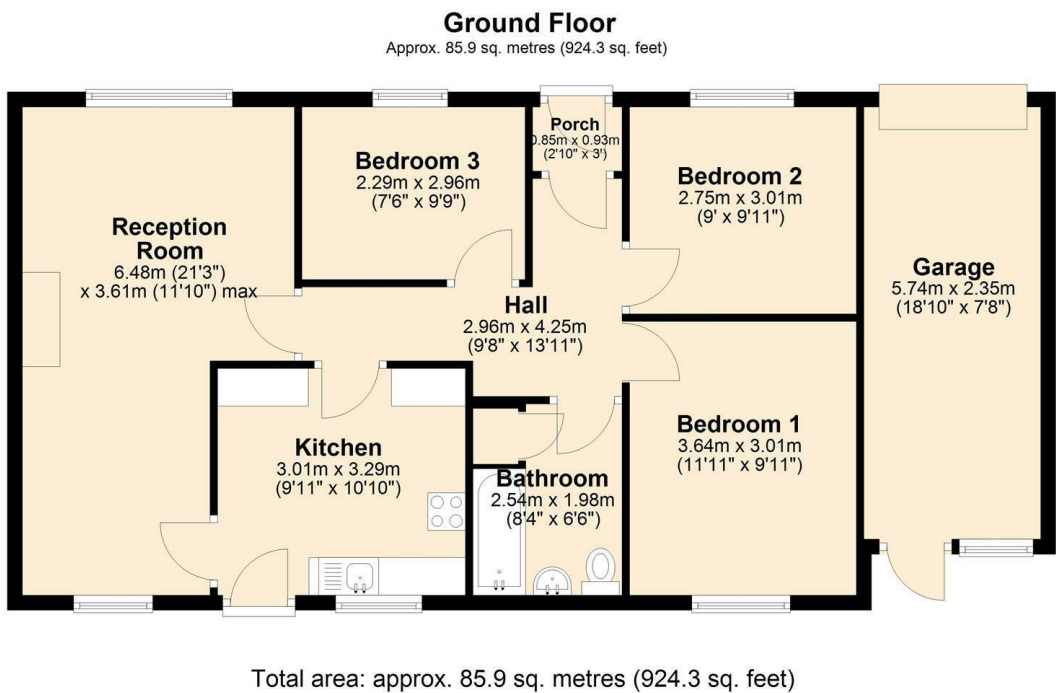
Rear privately enclosed gardens with mature well established trees and laurel hedge boundaries. Lawned area and paved patio.

### 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.

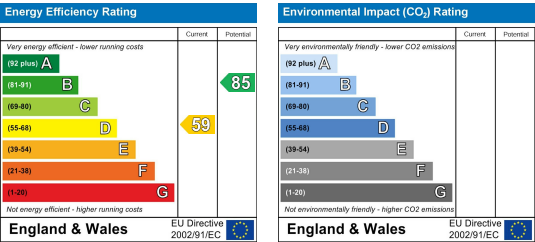
Floor Plan



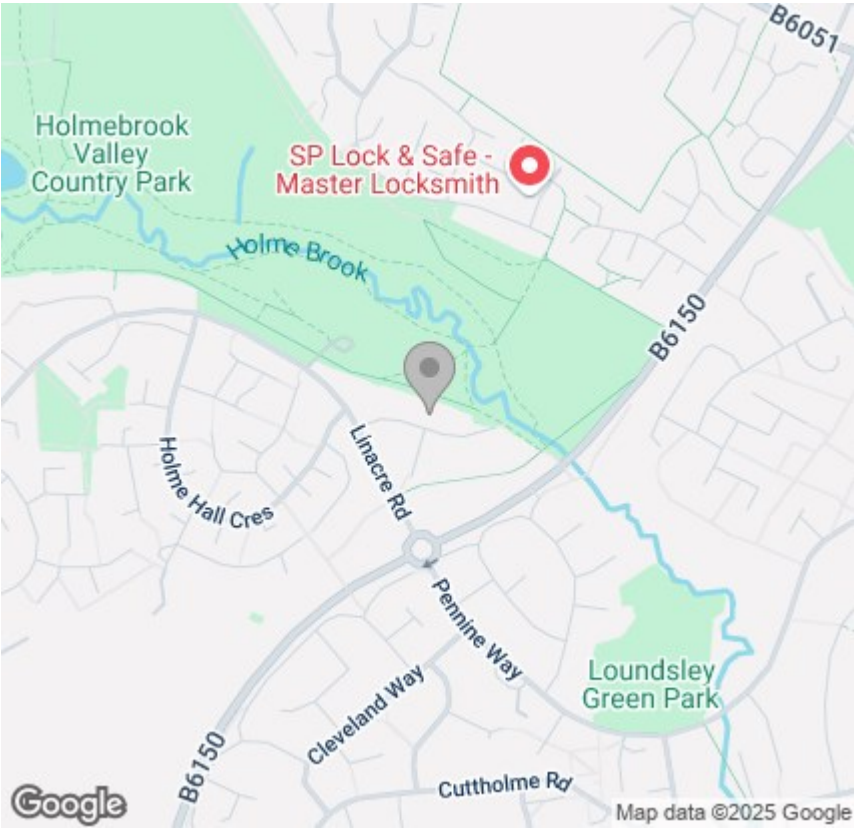
Viewing

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.

