



**wA**ards  
estate agents

**27 Norwood Avenue, Hasland**  
, Chesterfield, S41 0NN

**£240,000**



## 27 Norwood Avenue, Hasland

Chesterfield, S41 0NN

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

Viewing is highly recommended of this THREE BEDROOM SEMI DETACHED PERIOD HOUSE which is 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.

Ideal for first time buyers, small families or investors alike! Requires a full scheme of modernisation/refurbishment and offers scope for extension (subject to consents). The property enjoys front rooftop views!

Internally the accommodation currently benefits from gas central heating with a Combi Boiler (New in 2022 & serviced) with uPVC double glazing. Offering entrance hall, front family dining room, rear reception room, conservatory and kitchen. To the first floor two double bedrooms and third versatile bedroom which could also be used for office/home working, family shower room with 3 piece suite.

Low stone boundary walling and side front driveway provides ample car parking spaces and leads via secure double gates to the rear detached garage. Front lawn with side borders. Under house garden store. Generous rear SOUTH FACING gardens with generous lawns and side raised beds. Conifer boundary. Greenhouse. Outside water tap.







### Additional Information

Gas Central Heating-Combi boiler - New in 2022 and serviced  
uPVC Double Glazed Windows  
Gross Internal Floor Area- 93.9 Sq.m/1010.2 Sq.Ft.  
Council Tax Band -B  
Secondary School Catchment Area -Outwood Academy-Hasland Hall

### Entrance Hall

12'11" x 6'4" (3.94m x 1.93m)  
uPVC front entrance door into the hallway. Stairs to the first floor. Consumer unit.

### Reception Room

12'6" x 11'0" (3.81m x 3.35m)  
A Living Room that has windows and the door into the conservatory, as well as the sliding doors into the dining room.  
There is a gas fire, newly replaced in 2024.

### Dining Room

11'0" x 9'1" (3.35m x 2.77m)  
Dining Room with front aspect window.

### uPVC Conservatory

9'1" x 6'8" (2.77m x 2.03m)  
With tiled flooring. Single uPVC door onto the rear gardens.

### Kitchen

7'11" x 6'4" (2.41m x 1.93m)  
Comprising of a range of base and wall units. Space for cooker. Inset stainless steel sink unit. Space for fridge/freezer. Space and plumbing for washing machine. Pantry. uPVC door to the side and rear gardens.

All white goods. ie fridge/freezer, washing machine and the gas cooker are included in the sale.

### First Floor Landing

7'5" x 6'4" (2.26m x 1.93m)

### Rear Double Bedroom One

12'5" x 11'0" (3.78m x 3.35m)  
Main double bedroom with rear aspect window overlooking the gardens.

### Front Double Bedroom Two

10'4" x 9'11" (3.15m x 3.02m)  
A second double bedroom with front aspect window.







### Front Single Bedroom Three

7'3" x 6'10" (2.21m x 2.08m)

Third versatile bedroom which could be used for office or home working. Front aspect window. Access via a retractable ladder to the insulated loft space.

### Shower Room

7'10" x 6'4" (2.39m x 1.93m)

Being mostly tiled and comprising of a double shower area with mains shower, pedestal wash hand basin and low level WC. Ideal Combi Boiler (new in 2022 & serviced)



### Outside

Low stone boundary walling and side front driveway provides ample car parking spaces and leads via secure double gates to the rear detached garage. Front lawn with side borders. Under house garden store.

Generous rear SOUTH FACING gardens with generous lawns and side raised beds. Conifer boundary. Greenhouse. Outside water tap.

### Detached Garage

16'2" x 8'11" (4.93m x 2.72m)

Detached concrete and asbestos garage with lighting and power.



### School catchment areas

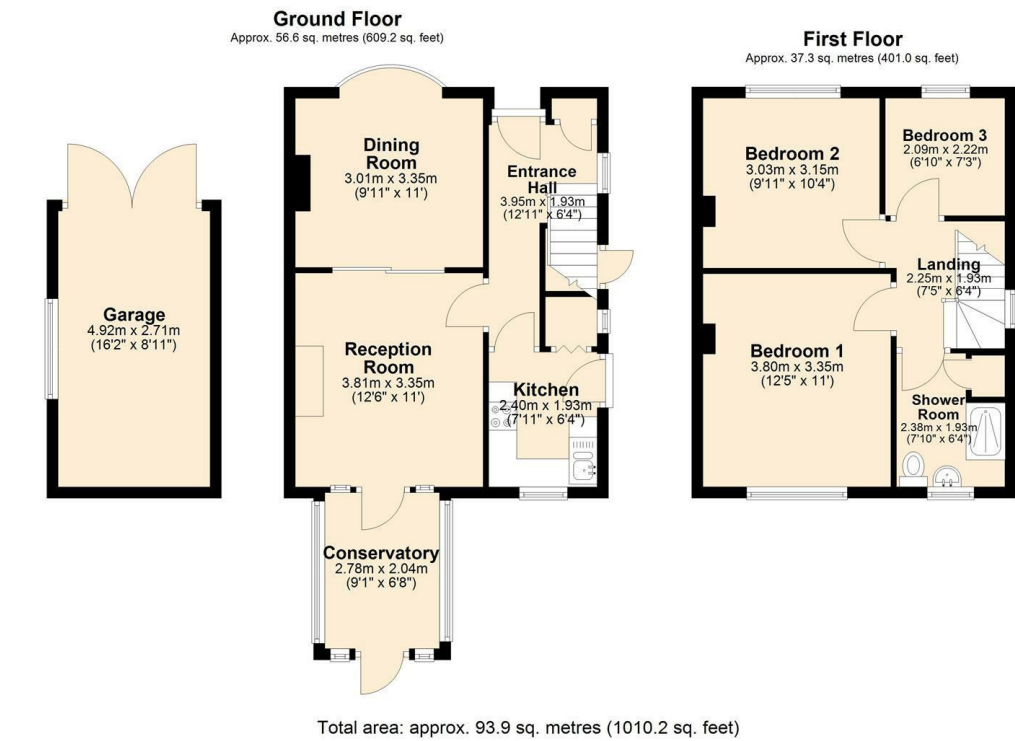
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



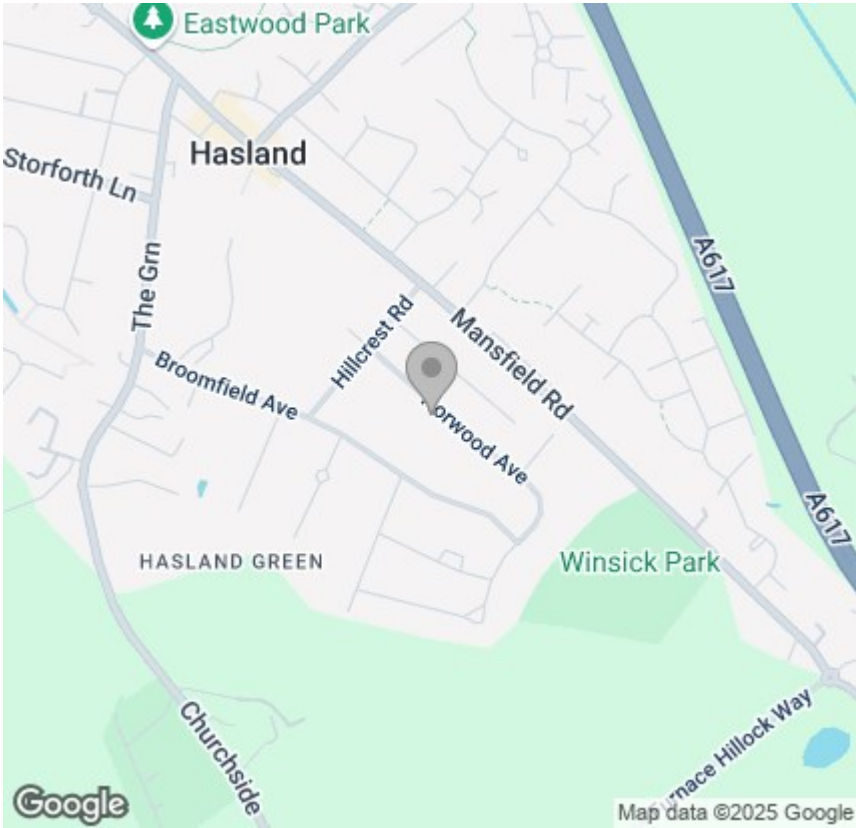
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



Floor Plan



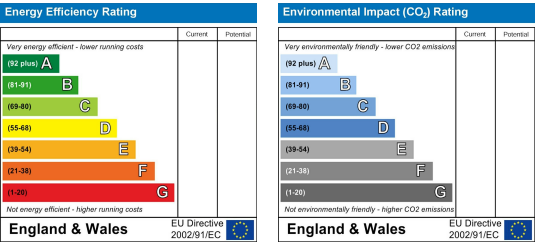
Area Map



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



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.

