



**w****ards**  
estate agents

**104 Hady Crescent**

Hady, Chesterfield, S41 0EA

**Guide price £200,000**



# 104 Hady Crescent

Hady, Chesterfield, S41 0EA

Guide Price £200,000 - £210,000

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

Early viewing is recommended of this traditional THREE BEDROOM SEMI DETACHED bay fronted family home, situated in this ever popular residential location within close proximity of local reputable schooling, bus services, Chesterfield Hospital and the Train Station. Superb open rear aspect backing onto playing fields!

Requiring a scheme of updating the property is Ideally suited to the first time buyer or small family!

Internally the property benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of a side entrance hall, front reception room, ground floor single bedroom, ground floor shower room, dining room and kitchen. To the first floor main double bedroom with excellent additional eaves storage, second double bedroom.

Front drive with ample car parking space and leading to the detached garage. Low stone walling, lawn with side mature borders. View towards the Crooked Spire.

Generously proportioned enclosed rear garden with substantial hedge and block walled boundaries. Lower paved patio area, good sized lawns with fruit trees and mature shrubs. Backing onto rear playing fields.







### Additional Information

Gas Central Heating-Atag Combi boiler  
uPVC Double Glazed Windows/facias/soffits  
Gross Internal Floor Area- 107.8Sq.m/1160.1Sq.Ft.  
Council Tax Band - B  
Secondary School Catchment Area -Outwood Academy-Hasland Hall

### Side Entrance Hall

8'11" x 3'3" (2.72m x 0.99m)  
uPVC side entrance door into the hallway.

### Ground Floor Shower Room

6'3 x 5'9 (1.91m x 1.75m)  
Being fully tiled and comprising of a 3 piece suite which includes a shower cubicle with rainfall shower, pedestal wash hand basin and low level WC. Chrome heated towel rail.

### Reception Room

12'11" x 10'11" (3.94m x 3.33m)  
Family living room with front aspect bay window. Tiled original fireplace with gas fire.

### Ground Floor Bedroom Three

9'0" x 6'11" (2.74m x 2.11m)  
Ground floor single bedroom with front aspect window. Could also be used for office/study or home working if required.



### Dining Room

10'11" x 11'1" (3.33m x 3.38m)  
A second reception room with single uPVC rear aspect door with glazed panels and giving access to the rear gardens. Useful spacious under stairs storage cupboard.

### Kitchen

8'10" x 7'8" (2.69m x 2.34m)  
Comprising of base and wall units, sink unit having a stainless steel sink. Space for cooker, washing machine and fridge. Wall mounted Atag Combi boiler. Tiled flooring. Utility meters and consumer unit.

### First Floor Landing

Access to the attic

### Front Double Bedroom One

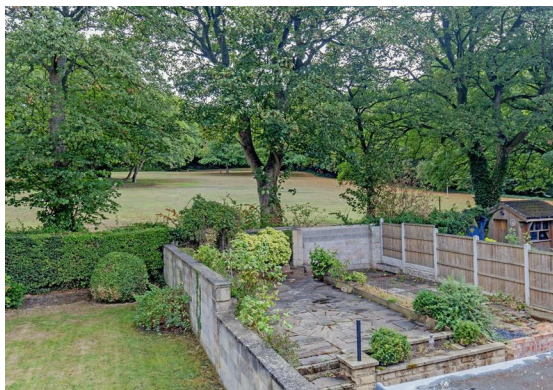
13'4" x 12'0" (4.06m x 3.66m)  
Main double bedroom with front aspect bay window which enjoys lovely elevated rooftop views. Built in cupboard.

### Eaves Storage

10'11" x 6'10" (3.33m x 2.08m)  
Excellent additional storage space to the eaves.







### **Rear Double Bedroom Two**

12'0" x 11'0" (3.66m x 3.35m)

A second double bedroom with rear aspect window having garden views and beyond over the sports playing fields.

### **Outside**

Front drive with ample car parking space and leading to the detached garage. Low stone walling, lawn with side mature borders. View towards the Crooked Spire.

Generously proportioned enclosed rear garden with substantial hedge and block walled boundaries. Lower paved patio area, good sized lawns with fruit trees and mature shrubs. Backing onto rear playing fields.

### **Detached Garage**

16'6" x 7'7" (5.03m x 2.31m)

Brick garage with pitched roof.

### **Outside Store room**

4'3" x 2'11" (1.30m x 0.89m)

Useful garden store.



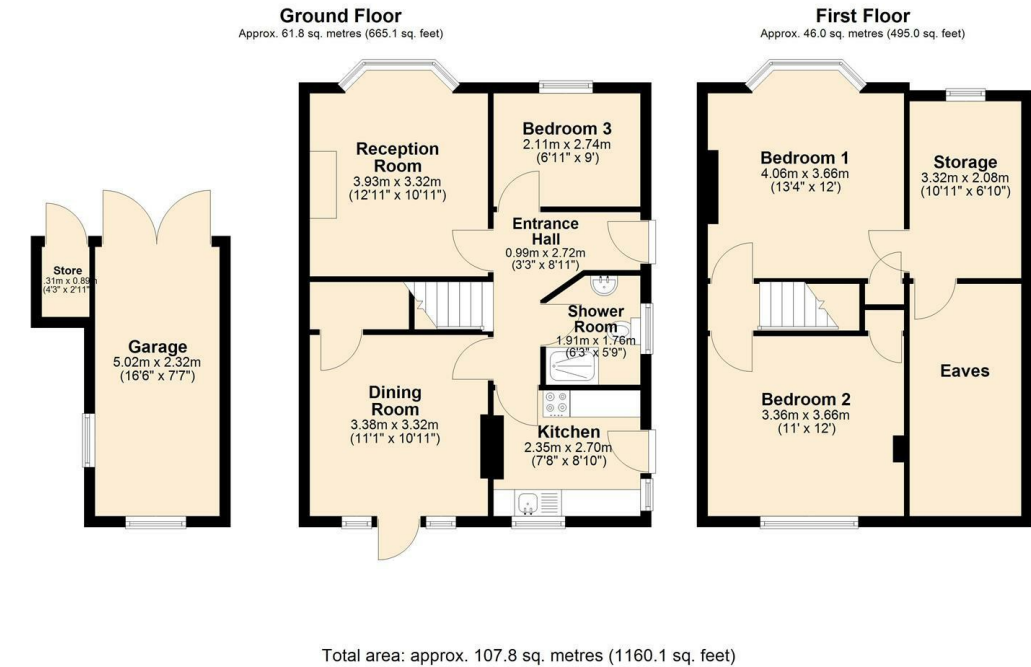
### **School catchment areas**

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.



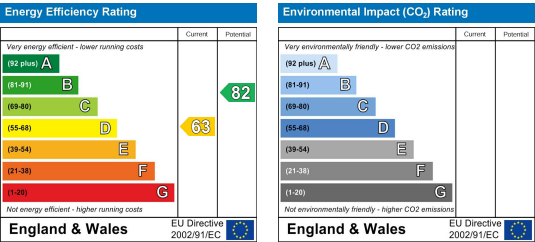
Floor Plan



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.

