



w**ards**
estate agents

32 Heathcote Drive

Hasland, Chesterfield, S41 0BB

Offers in the region of £160,000

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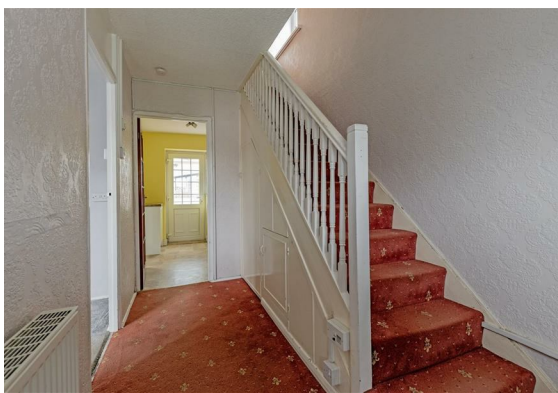
OFFERED WITH NO CHAIN- Spacious THREE BED SEMI DETACHED FAMILY HOUSE! Situated in this extremely popular residential location, close to local shops, schools, local amenities, Chesterfield hospital, bus routes and with easy access to commuter road links via the A617 & M1 J29.

The property is non standard original construction with current PRC certificate (30/04/1989) which may be relied upon by the vendor and subsequent owners and their respective lenders making mortgage advances secured on this property.

Internally the family accommodation which requires some updating currently benefits from gas central heating with an Ideal boiler and uPVC double glazing. Comprises of front entrance hall, family reception room, White fronted Integrated Kitchen and rear uPVC porch/utility. To the first floor main double bedroom, fully tiled shower room with 3 piece suite, second double bedroom and spacious third bedroom which could also be used for office or home working.

To the front of the property, superb boscrete pressed drive with ample car standing spaces, and open plan artificial lawn.

The rear garden has mainly fenced boundaries, boscrete patio, neat lawns with pebble set borders and established mature shrubs- which is perfect for social and family entertaining. Garden shed.





Additional Information

Gas Central Heating -Ideal Conventional Boiler
uPVC double glazed windows
Gross Internal Floor Area - 96.4 Sq.m/ 1037.5 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -Hasland Hall Community School

Additional Information

This property is a non-standard concrete construction - 'UNITY' Style. We have a copy of the PRC Certificate of Inspection which is dated 30/04/1989. Interested purchasers who require a mortgage are recommended to make contact with their mortgage/lending source to obtain confirmation that this property is suitable for mortgage lending.

Front Entrance Hall

11'9" x 6'8" (3.58m x 2.03m)

Front entrance door into the hallway. Useful under stairs storage. Door to the kitchen and into the reception room.

Integrated Dining Kitchen

8'10" x 8'2" (2.69m x 2.49m)

Comprising of a range of base and wall units with complementary work surfaces and inset stainless steel sink unit with attractive matching splash backs. Space and plumbing for dishwasher. Integrated over, ceramic hob and chimney extractor above.

Dining Room

12'3" x 8'10" (3.73m x 2.69m)

A good sized family dining room with rear aspect window. Mahogany fire surround.

Reception Room

13'10" x 11'9" (4.22m x 3.58m)

Spacious family reception room with front aspect window. Adam style fire surround with electric fire.

uPVC Rear Porch/Utility

8'9" x 6'3" (2.67m x 1.91m)

Space and plumbing for washing machine and tumble dryer.

First Floor Landing

7'0" x 5'10" (2.13m x 1.78m)

Front Double Bedroom One

13'3" x 11'10" (4.04m x 3.61m)

Main double bedroom with front aspect window.



Rear Double Bedroom Two

13'5" x 8'9" (4.09m x 2.67m)

Second double bedroom with rear aspect window. Airing cupboard with cylinder tank and Ideal Boiler.

Front Double Bedroom Three

9'8" x 8'10" (2.95m x 2.69m)

Third double bedroom which could also be used for office/study or home working space.

Shower Room

8'2" x 5'7" (2.49m x 1.70m)

Being fully tiled and comprising of a 3 piece suite which includes a corner shower enclosure with mains shower, semi recessed wash hand basin with low level WC which are set in attractive vanity units.

Detached Garage

14'0" x 7'11" (4.27m x 2.41m)

Outside

Fabulous pressed concrete driveway which provides ample car parking spaces. Open plan front low maintenance artificial lawn.

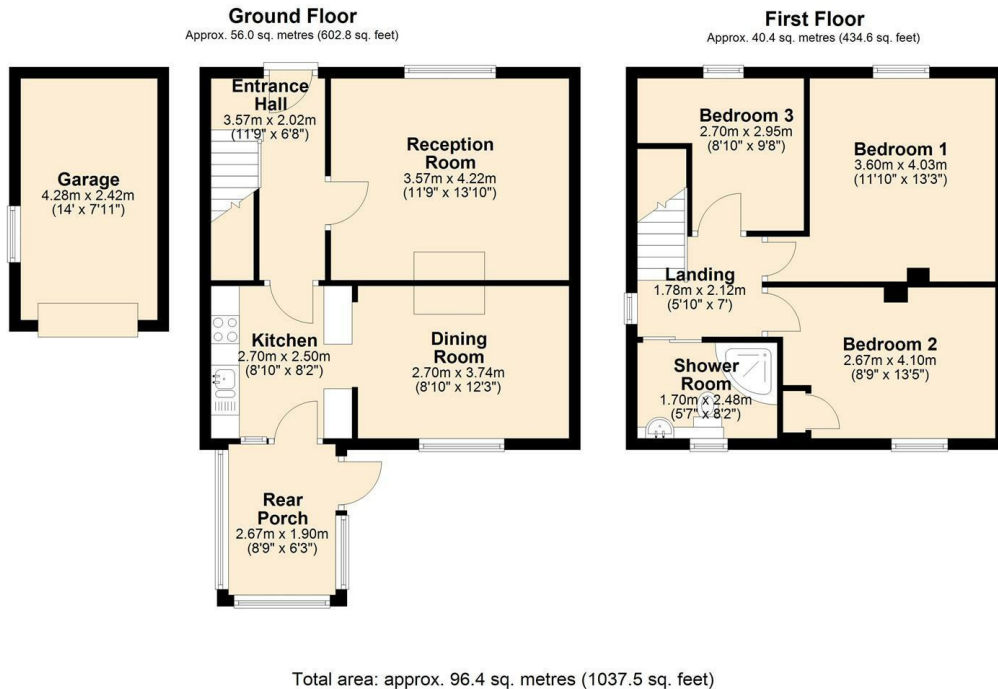
Fenced rear boundaries. Superb boscrete pressed patio area, lawns and pebble set borders with mature established shrubs. Garden shed.

School catchment areas

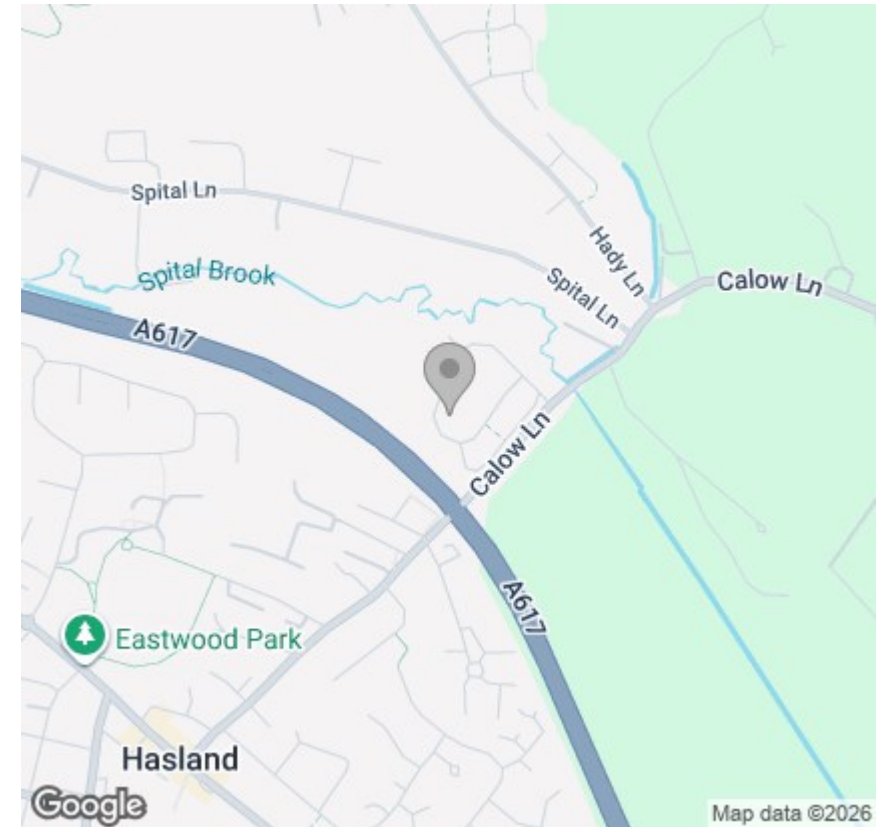
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



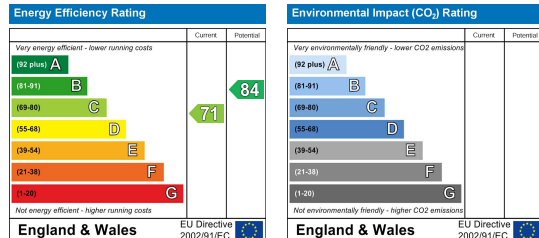
Area Map



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.

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