



29 Mornington Road,  
Holmewood, S42 5ST

OFFERS AROUND

£179,995

W  
WILKINS VARDY

# £179,995

AFFORDABLE FAMILY HOME - THREE BEDS - TWO RECEPTION ROOMS - NO CHAIN

Offered to the market with no onward chain is this well presented and neutrally decorated semi detached house offering 943 sq.ft. of spacious and versatile accommodation. The property features a dual aspect living room and separate sitting/dining room, a fitted kitchen and rear porch with WC off. Upstairs, there are three good sized bedrooms, and a family bathroom. Outside, there is convenient car standing space and an enclosed south east facing rear garden.

Located in Holmewood, the property is within easy access to local amenities and transport links. The property is also ideally positioned for commuters needing access to the M1 Motorway or Chesterfield Town Centre.

- WELL PROPORTIONED SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- REAR PORCH WITH WC OFF
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- CAR STANDING SPACE AND ENCLOSED REAR GARDEN
- NO CHAIN
- EPC RATING: D

## General

Gas central heating (Worcester 24i Junior Boiler)  
uPVC sealed unit double glazed windows and doors

Gross internal floor area - 87.6 sq.m./943 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tibshelf Community School: A  
Specialist Sports College

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

17'11 x 10'7 (5.46m x 3.23m)

A spacious dual aspect reception room having uPVC double glazed French doors which overlook and open onto the rear of the property.

The focal point of this room is the feature stone fireplace which has display niches, hearth and an inset coal effect gas fire, the fireplace extending to the side to provide TV standing.

## Hallway

Having two useful built-in storage cupboards.

## Kitchen

15'10 x 7'6 (4.83m x 2.29m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine.

Two built-in storage areas.

Laminate flooring.

## Sitting/Dining Room

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

A good sized front facing reception room fitted with laminate flooring.

## Rear Porch

Having a door giving access to a WC, and a uPVC double glazed door giving access onto the rear of the property.

## WC

Fitted with a low flush WC.

## On the First Floor

## Landing

## Bedroom One

17'11 x 10'7 (5.46m x 3.23m)

A spacious dual aspect double bedroom having a built-in over stair storage cupboard which houses the gas boiler

## Bedroom Two

12'0 x 10'4 (3.66m x 3.15m)

A good sized front facing double bedroom.

## Bedroom Three

9'1 x 7'7 (2.77m x 2.31m)

A rear facing single bedroom.

## Bathroom

8'8 x 5'2 (2.64m x 1.57m)

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap and electric shower over, pedestal wash basin and a low flush WC.

Laminate flooring.

## Outside

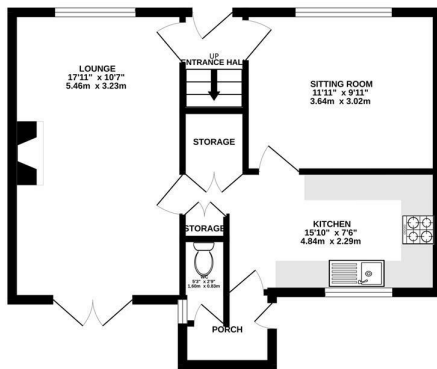
Double gates open to a block paved driveway providing off street parking for one vehicle. There is also a low maintenance decorative pebbled garden.

To the rear of the property there is an enclosed south east facing garden which comprises a paved patio and a decorative pebble areas with circular paved seating area. There is also a lawned garden with planted side borders and a central path which leads to a further paved seating area and a garden shed. There is also an additional garden shed.

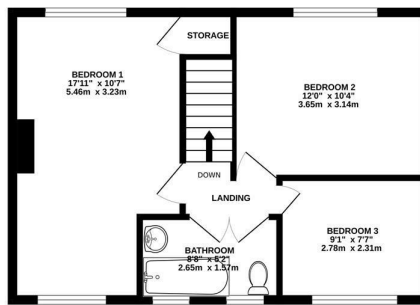
An outside tap and external power point are provided.



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>80</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            | <b>66</b> | <b>66</b>                                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) <b>A</b>                                              |         |                            |
| (81-91) <b>B</b>                                                |         |                            |
| (69-80) <b>C</b>                                                |         |                            |
| (55-68) <b>D</b>                                                |         |                            |
| (39-54) <b>E</b>                                                |         |                            |
| (21-38) <b>F</b>                                                |         |                            |
| (1-20) <b>G</b>                                                 |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |

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RICS



## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tibshelf Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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