

wards
estate agents

56 Smithfield Avenue

Hasland, Chesterfield, S41 0PS

Guide price £200,000

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Guide Price £200,000 - £210,000
Offered with NO CHAIN & IMMEDIATE POSSESSION!

Well maintained & presented THREE BEDROOM SEMI DETACHED HOUSE which is ideal for first time buyers, small families or investors alike. Situated in a popular residential dul de sac in the sought after area of Hasland. Offers a fantastic opportunity for
buyers looking to modernise and add their own personal touch.

Internally the property benefits from gas central heating, uPVC double glazing and comprises of entrance hall, reception/dining room with patio doors to the garden and fitted kitchen. To the first floor two double and one single bedroom, shower room with 3 piece suite.

The property is ideally located within easy walking distance of local shops, schools, doctors' surgery and excellent public transport links to Chesterfield town centre. Excellent for road commute, the M1 (J29) is just a few minutes' drive away, while outdoor enthusiasts will appreciate the close proximity to the Five Pits Trail country park and South Chesterfield Golf Club.

Front mature garden with side driveway which provides ample car parking spaces.
Enclosed rear South West facing garden with well established boundaries, lawn area and paved patio area- creates a perfect sun blessed setting for social and family outside entertaining and enjoyment.

























Additional Information

Gas Central Heating-Baxi Combi boiler located in the loft
uPVC double glazed windows
Gross Internal Floor Area- 75.4 Sq.m/ 811.4 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Outwood Academy-Hasland Hall

Entrance Hall

10'3" x 5'11" (3.12m x 1.80m)

Front partly glazed uPVC entrance door side side glazed panel. Stairs climb to the first floor. Double internal glazed doors into the reception room.

Reception Room

22'11" x 10'7" (6.99m x 3.23m)

A good sized family reception room with glazed double doors into the hallway and rear uPVC patio doors onto the rear garden.

Integrated Kitchen

12'4" x 7'11" (3.76m x 2.41m)

Comprising of a full range of base, drawer and wall units with complementary work surfaces, inset stainless steel sink having feature tiled splash backs. Integrated electric oven, gas hob and extractor fan. Space for fridge freezer and washing machine. Tiled flooring and glazed door leads to the rear porch.

Rear Porch

7'11" x 5'9" (2.41m x 1.75m)

A useful additional space with door leading onto the rear garden.

First Floor Landing

7'6" x 6'1" (2.29m x 1.85m)

Access to the loft space where the Baxi Combi Boiler is located.

Front Double Bedroom One

12'2" x 9'9" (3.71m x 2.97m)

Main double bedroom with front aspect window. Double built in wardrobe with sliding doors.

Rear Double Bedroom Two

10'3" x 9'3" (3.12m x 2.82m)

A second double bedroom with double built in wardrobe with sliding door.













Rear Single Bedroom Three

7'5" x 7'2" (2.26m x 2.18m)

A versatile third bedroom which could also be used for office/study or home working if required.

Shower Room

7'3" x 6'9" (2.21m x 2.06m)

Being fully tiled and comprising of a 3 piece suite which includes a shower enclosure with mains shower, wash hand basin and WC are set within attractive vanity units. Extractor fan.

Outside

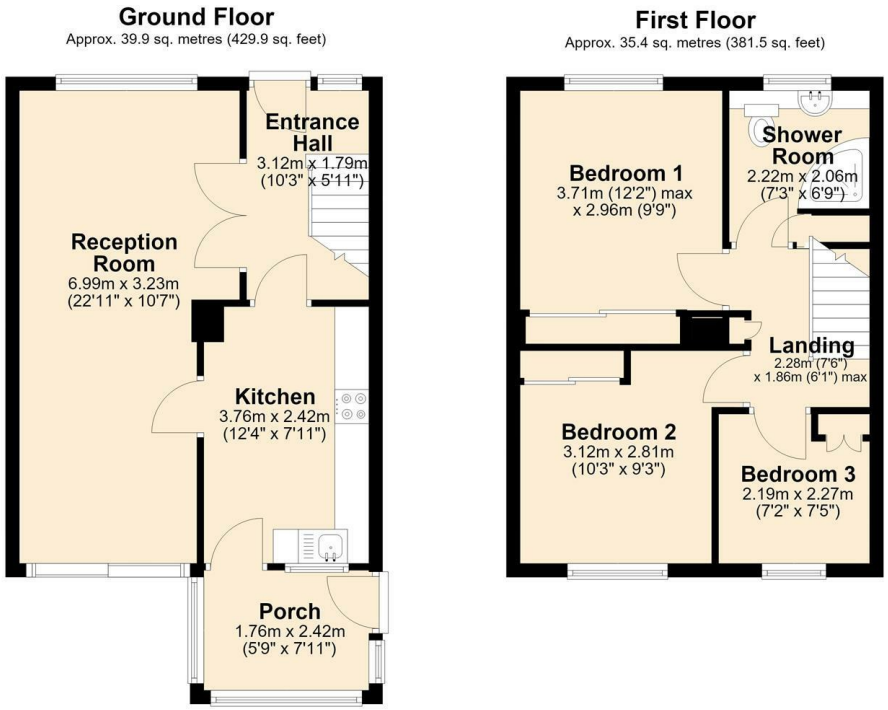
Front mature garden with side driveway which provides ample car parking spaces.
Enclosed rear South West facing garden with well established boundaries, lawn area and paved patio area- creates a perfect sun blessed setting for social and family outside entertaining and enjoyment. Side gate leads to the front of the property,

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



Total area: approx. 75.4 sq. metres (811.4 sq. feet)

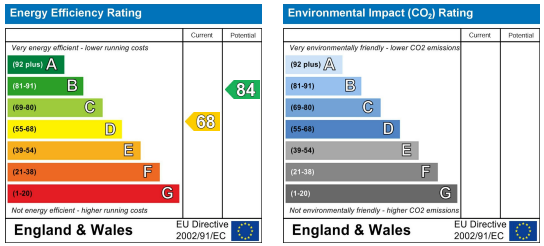
Area Map



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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