



2 Devonshire Avenue East,
Hasland, S41 0AE

OFFERS AROUND

£127,000

W
WILKINS VARDY

OFFERS AROUND

£127,000

EXTENDED FAMILY HOME WITH SOUTH FACING REAR GARDEN

Offered for sale with no upward chain is this delightful three bedroomed end terraced house, having been extended to the rear to offer 746 sq.ft. of well ordered accommodation, together with a mature south facing rear garden.

The property is located on this popular cul-de-sac, easily accessible for the local amenities in Hasland Village and for commuter links into the Town Centre and towards the M1 Motorway.

- Extended End Terraced House
- Dining Kitchen
- Three Bedrooms
- South Facing Rear Garden
- Convenient Location
- Good Sized Living Room
- Rear Entrance Porch (windowed) with WC off
- Shower Room/WC
- NO CHAIN
- EPC Rating: E

General

Gas central heating (Baxi Bermuda Back Boiler)
uPVC double glazed windows
Security alarm system
Gross internal floor area - 69.3 sq.m./746 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

Living Room

14'10 x 12'8 (4.52m x 3.86m)
A good sized front facing reception room having a feature stone fireplace with fitted gas fire, TV aerial point and telephone point.
An open plan staircase rises to the First Floor accommodation.

Extended Dining Kitchen

15'6 x 14'8 (4.72m x 4.47m)
The kitchen being fitted with a range of white wall, drawer and base units having complementary work surfaces with tiled splashbacks.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space is provided for a fridge/freezer and slot-in cooker with fitted concealed extractor over.
Vinyl flooring to the kitchen area.
There is ample space for a dining table and chairs in front of patio doors which overlook and open onto the rear garden.

Rear Entrance Hall / Utility

Having space and plumbing for an automatic washing machine.

Cloaks/WC

Having a tiled floor and fitted with a low flush WC.
Wall mounted electric heater.

On the First Floor

Landing

Bedroom One

12'8 x 8'8 (3.86m x 2.64m)
A good sized front facing double bedroom having a built-in airing cupboard housing the hot water cylinder.

Bedroom Two

10'1 x 9'6 (3.07m x 2.90m)
A second good sized rear facing double bedroom having built-in part mirrored wardrobes with sliding doors.

Bedroom Three

9'9 x 5'11 (2.97m x 1.80m)
A front facing single bedroom.

Shower Room

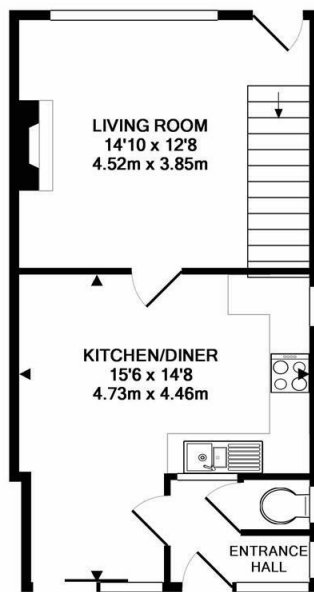
Being fully tiled and fitted with a white 3-piece suite comprising shower cubicle (1000mm x 700mm rectangular) with electric shower, pedestal wash hand basin and low flush WC.
Chrome heated towel rail.

Outside

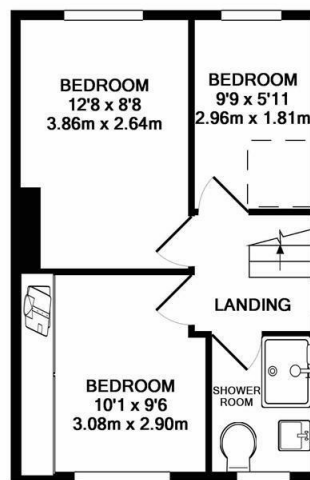
To the front of the property there is a walled low maintenance garden. On street parking is available in the area.

A side gate gives access to the south facing rear garden which comprises a paved patio and lawn with mature planted borders. There is also a hardstanding for a garden shed, a semi detached brick built garden store and outside water tap.





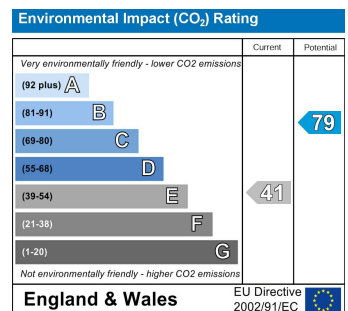
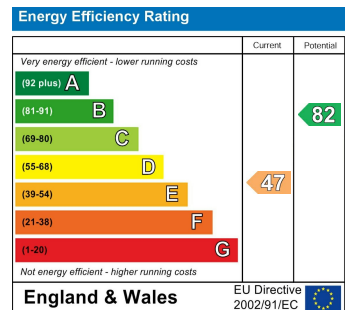
GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 332 SQ.FT.
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, shower unit, plumbing installations, and electrical 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.

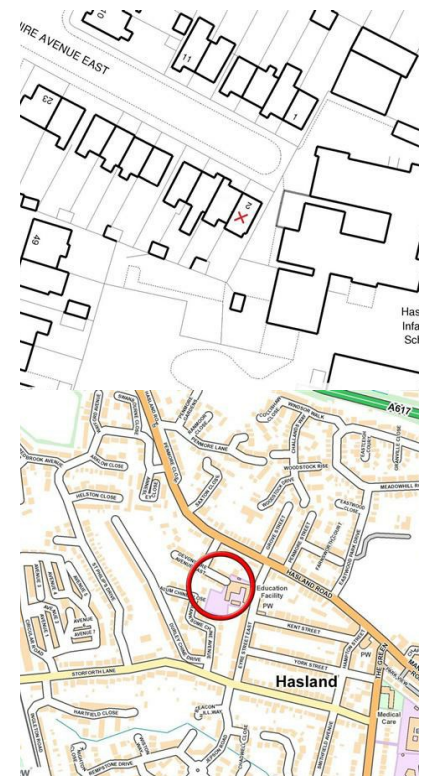
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Hasland Hall 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 Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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