

56 Lilac Street,
Hollingwood, S43 2JG

OFFERS IN EXCESS OF

£200,000

W
WILKINS VARDY

OFFERS IN EXCESS OF

£200,000

SUBSTANTIAL FAMILY HOME WITH CONSERVATORY AND SOUTH FACING REAR GARDEN WITH NO ONWARD CHAIN

This superb three bedroomed, two bathroomed detached family home offers well planned accommodation ideal for the growing family which includes a dining kitchen, utility room, ground floor wc and two reception room.

Enjoying a good sized south facing plot, this fantastic property is well placed for Ringwood Park and the Hollingwood Hub whilst enjoying excellent transport links into the town centre.

- Superb Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Dining Kitchen
- Two Reception Rooms
- Conservatory
- South Facing Garden
- Garage and Off Street Parking
- Utility Room
- EPC Rating : D

General

Gas central heating (Glow Worm Ultimate Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 114.6 sq m/1234 sq ft
(Including garage)
Council Tax Band - D
Secondary School Catchment Area - Springwell Community College

Entrance Hall

With stairs leading up the first floor accommodation.

Cloak Room/WC

Having a low flush WC and built-in wash hand basin with storage and tiled splashback.

Open Plan Living / Dining Area

Living Room

16'4" x 12'3" (4.98m x 3.73m)
A good sized front facing reception room with bay window and feature fireplace with marble hearth and wood fire surround.
An archway leads through to the..

Dining Area

11'11" x 7'10" (3.63m x 2.39m)
With French doors leading through into the conservatory and a side door leading into the..

Kitchen

16'1" x 11'7" (4.90m x 3.53m)
Having a fitted range of light beech effect wall, drawer and base units with a complementary work surfaces and upstands.
1.5 bowl sink with mixer tap.
There is space for a cooker with integrated cooker hood above.
There is also space and plumbing for a dishwasher.
There is access to a built-in under stairs storage cupboard.
Cushion vinyl flooring.
A sliding patio door gives access out to the rear.

Utility Room

Having a fitted range of light beech base units with a complementary work surface with upstands with single bowl sink with mixer tap.
Space and plumbing is provided for a washing machine and there is space for a freezer.
Cushion vinyl flooring
.
A door gives access to the side of the property.

Brick and uPVC Conservatory

15'4" x 10'1" (4.67m x 3.07m)
A generous space with side french doors lead onto the rear patio.

On the First Floor

Landing

With an airing cupboard which houses the hot water tank.

Master Bedroom

11'11" x 9'3" (3.63m x 2.82m)
A generous front facing double bedroom with a built-in range of fitted wardrobes and overhead storage and base units.

En-suite Shower Room

Being part tiled and consisting of a shower cubicle with mixer shower, built-in wash hand basin and built-in low flush WC.

Bedroom Two

9'6" x 8'7" (2.90m x 2.62m)
A good sized rear facing double bedroom with a built-in double wardrobe.

Bedroom Three

8'10" x 5'11" (2.69m x 1.80m)
A front facing single bedroom with a built-in storage cupboard.

Family Bathroom

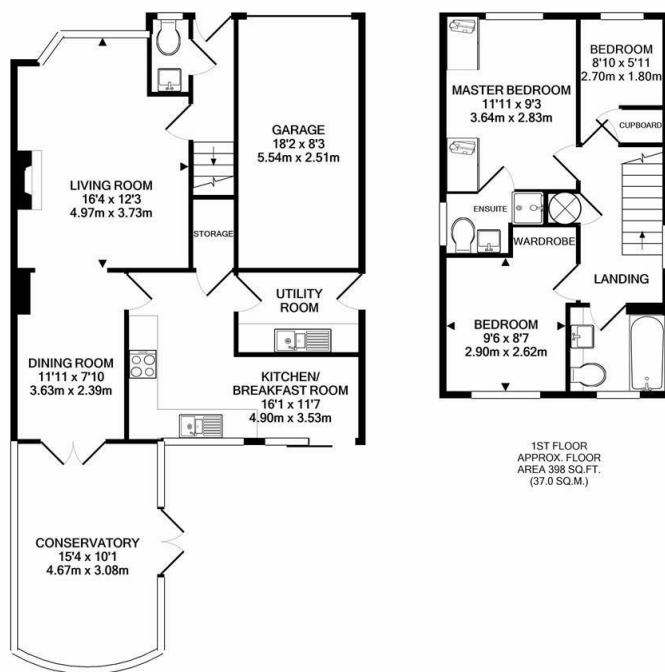
Consisting of a three piece light coloured suite comprising of a panelled bath with shower over and folding shower screen, built-in wash hand basin and low flush WC.
Waterproof boarding to the walls and cushion vinyl flooring.

Outside

The property enjoys an attractive low maintenance frontage with a sweeping tarmac drive providing ample off road parking and leading to the attached single garage. There is also a block paved car standing area providing further car standing or caravan space and an artificial turfed area.

A paved path gives access down the side to the rear of the property where there is a low maintenance rear garden with two paved patio areas, an artificial lawned section and a rockery.

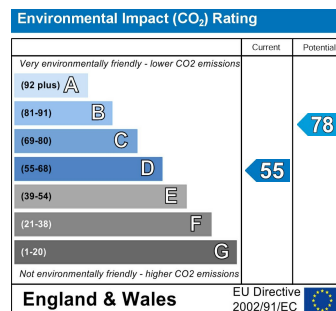
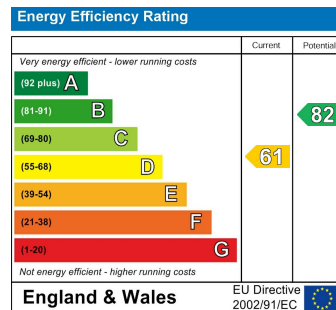




GROUND FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.6 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.
Made with Metropix ©2019



Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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, kitchen appliances, shower units, 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.

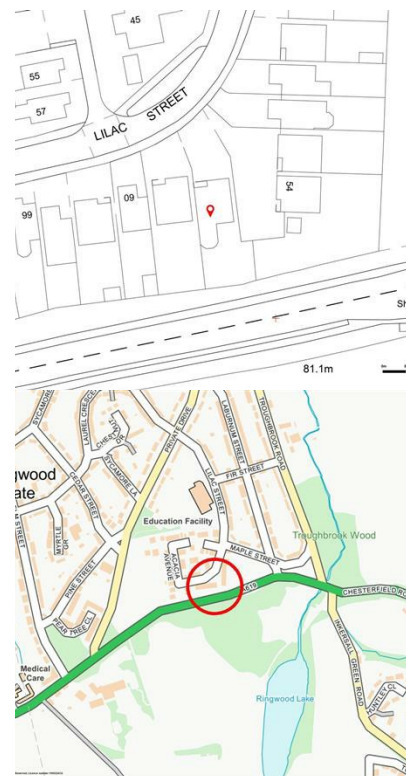
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Springwell Community College 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.



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

wilkins-vardy.co.uk