



4 Cedar Street,  
Hollingwood, S43 2LR

£157,000

W  
WILKINS VARDY



# £157,000

## SEMI DETACHED BUNGALOW ON GENEROUS PLOT

Offered for sale with no upward chain is this delightful two double bedroomed semi detached bungalow offering neat and tidy accommodation, which would benefit from some cosmetic upgrading to create a lovely home.

The property which occupies a generous plot in this popular residential area, benefits from off street parking and is conveniently situated for Ringwood Park and the local amenities in Brimington and Staveley.

- Semi Detached Bungalow
- Dual Aspect Living Room
- Two Double Bedrooms
- Car Standing Space
- Cosmetic Improvement Required
- Generous Plot
- Kitchen & Utility Room
- Wet Room
- NO CHAIN
- EPC Rating: TBC

### General

Gas central heating (Ideal Combi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 59.6 sq.m./642 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Springwell Community College

### Entrance Hall

#### Living Room

15'11 x 11'6 (4.85m x 3.51m)  
A generous dual aspect reception room having an electric fire set within a wood surround.

#### Bedroom Two

12'2 x 8'9 (3.71m x 2.67m)  
A rear facing double bedroom.

#### Kitchen

13'1 x 9'8 (3.99m x 2.95m)  
Being fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Integrated electric oven and 4-ring hob with extractor over.  
Space for a dining table and chairs.

#### Utility Room

6'5 x 4'5 (1.96m x 1.35m)  
Having a fitted worktop with space and plumbing below for an automatic washing machine, and there is also space for a fridge/freezer.  
A cupboard houses the gas combi boiler.

#### Side Entrance Hall

With a sliding door giving access into the ...

#### Wet Room

Having a walk-in shower area with half height screen and electric shower, pedestal wash hand basin and low flush WC.  
The loft access hatch is also sited in this room.

#### Bedroom One

12'2 x 11'6 (3.71m x 3.51m)  
A good sized rear facing double bedroom.

#### Outside

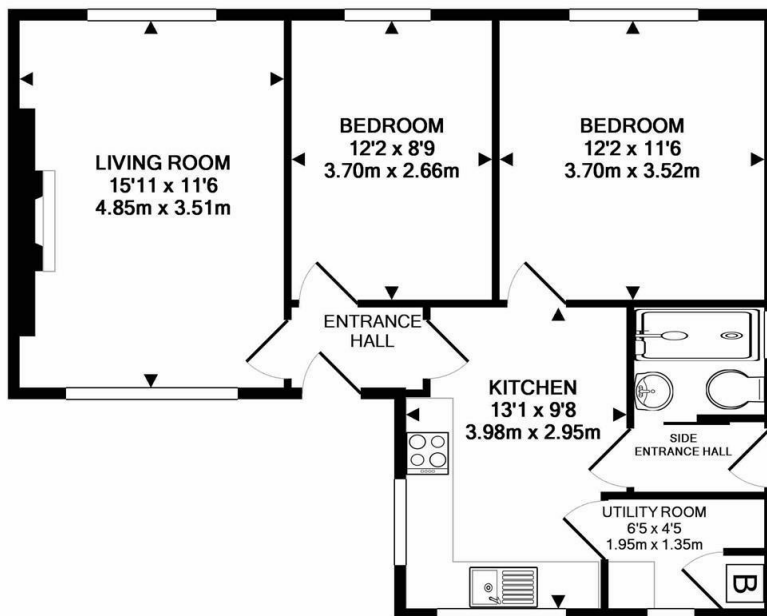
To the front of the property there are two lawned areas with planted borders separated by paved pathways and steps which lead up to the front entrance door and the side gate. Adjacent, there is a tarmac driveway providing off street parking.

To the rear of the property there is a block paved path and seating area. Steps from here lead up to a generous garden, laid to lawn and having a garden shed. There is also a useful brick built outbuilding.



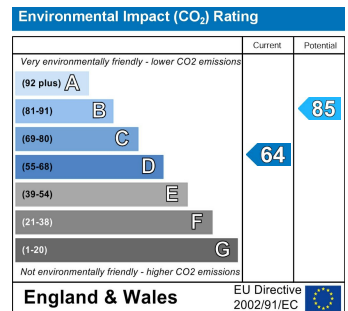
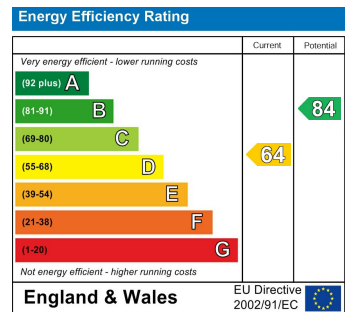






TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 SQ.M.)

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  
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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, electric fire, kitchen appliances, 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 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