



24 Dickenson Road,  
Hasland S41 0RX

OFFERS IN THE REGION OF

£100,000



WILKINS VARDY

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£100,000

#### IDEAL STARTER HOME

A substantial three bedroomed mid terrace house offering well proportioned accommodation, which would benefit from some cosmetic upgrading to create a lovely home for a first time buyer or Buy-to-Let investor.

The property occupies a cul-de-sac position, conveniently situated on the outskirts of the Town Centre, easily accessible for the local amenities in Hasland and for access to the M1, J29.

- Mid Terrace House
- Spacious Home
- Enclosed Rear Garden
- Cul-de-Sac Position
- Ground Floor Bathroom & Separate WC
- Two Large Reception Rooms
- Three Good Sized Bedrooms
- Popular Location
- EPC Rating: D

#### General

Gas central heating (Ariston Combi Boiler)  
uPVC double glazed windows and doors  
Rendering on front of property is intact K rend.  
Security alarm system  
Gross internal floor area - 87.6 sq.m./943 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Hasland Hall Community School

#### On the Ground Floor

A uPVC entrance door opens into the ...

#### Living Room

14'3 x 10'11 (4.34m x 3.33m)  
A good sized front facing reception room having a feature fireplace with wood surround, marble inset, hearth and fitted living flame coal effect gas fire (presently redundant).  
A bi-fold door leads to a ...

#### Centre Lobby

Having a useful built-in under stair store. A staircase rises to the First Floor accommodation.

#### Dining Room

14'3 x 11'0 (4.34m x 3.35m)  
A second good sized reception room with laminate flooring and window overlooking the rear of the property.  
This room also has a built-in cupboard to one of the alcoves.

#### Kitchen

8'6 x 6'10 (2.59m x 2.08m)  
Fitted with a range of wall, drawer and base units with work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for an automatic washing machine and there is space for a fridge/freezer and freestanding cooker.  
Vinyl flooring.

#### Bathroom

Being part tiled and fitted with a 2-piece white suite comprising panelled bath with bath/shower mixer taps and pedestal wash hand basin.  
Vinyl flooring.  
A door gives access to the ...

#### WC

Having vinyl flooring and fitted with a low flush WC.

#### On the First Floor

#### Landing

Having a built-in storage cupboard which houses the loft access hatch.

#### Bedroom One

14'3 x 11'1 (4.34m x 3.38m)  
A good sized rear facing double bedroom, having a built-in airing cupboard housing the gas combi boiler.

#### Bedroom Two

11'3 x 10'11 (3.43m x 3.33m)  
A front facing double bedroom.

#### Bedroom Three

10'11 x 6'6 (3.33m x 1.98m)  
A good sized front facing single bedroom.

#### Outside

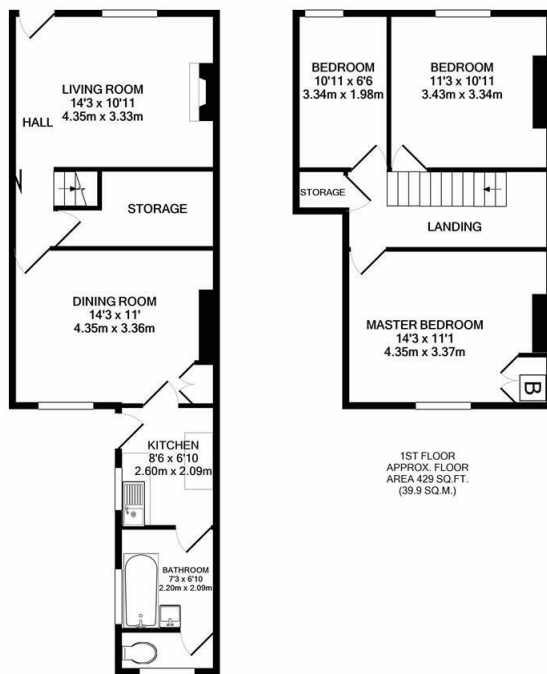
On street parking is available in the area.

A shared gennel gives access to the rear of the property where there is an enclosed yard area with lawn beyond.





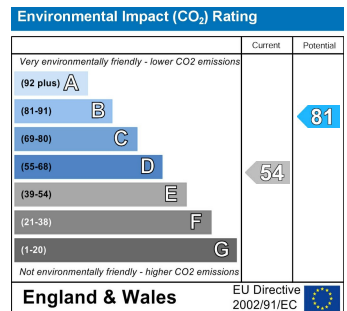
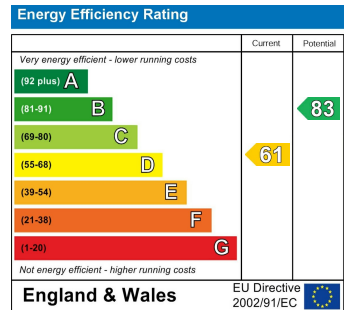




**GROUND FLOOR**  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 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, 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.

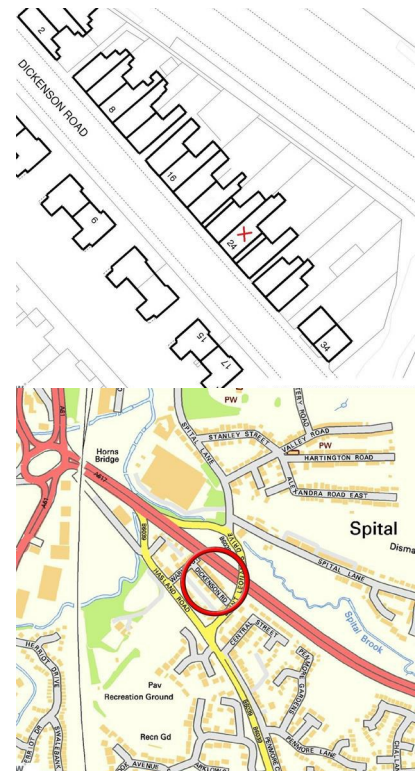
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## 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**

wilkins-vardy.co.uk