



1 Penmore Street,
Hasland, S41 0PB

£147,950

W
WILKINS VARDY

£147,950

REFURBISHED FAMILY HOME WITH OFF STREET PARKING

Offered for sale with no upward chain is this bay fronted, two bedroomed semi detached house offering 808 sq.ft. of well proportioned accommodation, which has been refurbished by it's present owners to include a re-fitted kitchen and bathroom, as well as new floor coverings and decoration.

The property which occupies a popular residential cul-de-sac, benefits from off street parking, and is conveniently situated for the local amenities in Hasland Village, Eastwood Park and for commuter links into the Town Centre and M1 Motorway.

- Refurbished Semi Detached House
- Re-Fitted Kitchen & Bathroom
- Off Street Parking
- Cul-de-Sac Position
- NO CHAIN
- Two Reception Rooms
- Two Bedrooms
- Rear Garden with Outbuildings
- Convenient Location
- EPC Rating: E

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC double glazed windows and doors
New floor coverings
Gross internal floor area - 75.0 sq.m./808 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A uPVC double glazed door opens into the ...

Living Room

14'5 x 12'8 (4.39m x 3.86m)
A good sized bay fronted reception room with feature ornamental fireplace.

Centre Lobby

With staircase rising to the First Floor accommodation, and an opening leading into the ...

Dining Room

14'6 x 12'0 (4.42m x 3.66m)
A second good sized dual aspect reception room, again with a feature ornamental fireplace.
Laminate flooring.
There is a door giving access to a useful under stair store and an opening gives access to the ...

Re-Fitted Kitchen

8'0 x 7'7 (2.44m x 2.31m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces.
Inset single drainer stainless steel sink with mixer tap.
Integrated electric oven and Zanussi 4-ring hob with stainless steel extractor over.
Space and plumbing is provided for an automatic washing machine.
Vinyl flooring.

On the First Floor

With loft access hatch.

Bedroom One

14'5 x 11'4 (4.39m x 3.45m)
A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

9'5 x 9'2 (2.87m x 2.79m)
A good sized rear facing single bedroom.

Re-Fitted Bathroom

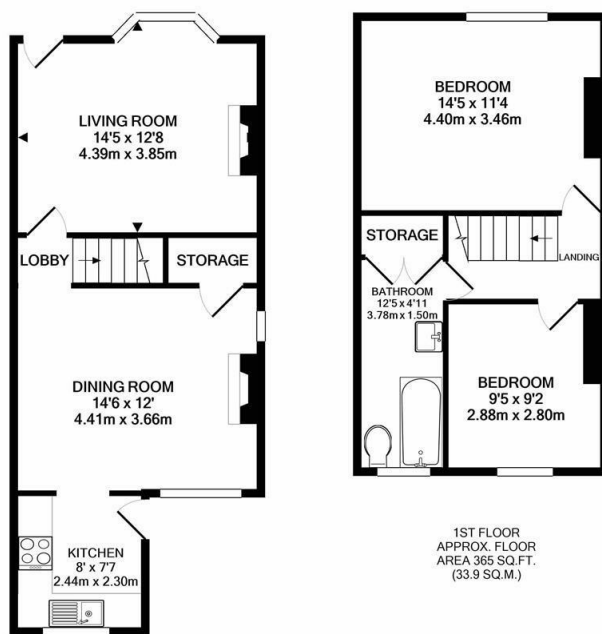
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and low flush WC.
Useful built-in storage cupboard.
Vinyl flooring.

Outside

There is a walled forecourt garden to the front of the property. On street parking is available in the area.

Vehicular access is provided down the side of the property, where there are double gates which open onto a rear concrete car standing space. There is also a lawned garden and three brick built outhouses comprising of two stores and an outside WC.

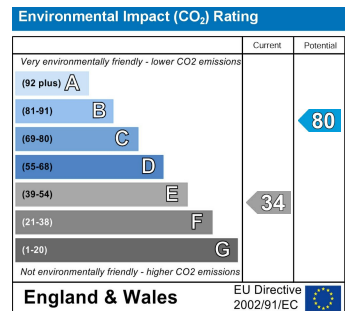
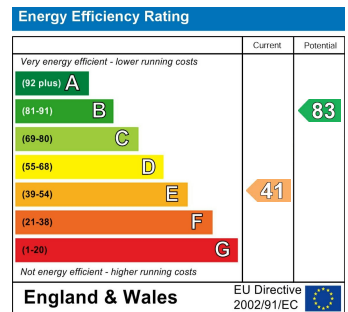




GROUND FLOOR
APPROX. FLOOR
AREA 443 SQ. FT.
(41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ. FT. (75.0 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, 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 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