



75 Cuttholme Road,
Loundsley Green, S40 4QU

OFFERS IN THE REGION OF

£175,000

W

WILKINS VARDY

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£175,000

SEMI DETACHED FAMILY HOME ON A GENEROUS PLOT

Offered for sale with no upward chain is this neat and tidy three bedroomed semi detached house, offering well proportioned living space, off street parking and low maintenance gardens.

The property stands on a generous plot in this popular residential neighbourhood, well placed for local amenities in Loundsley Green and Holme Hall, easily accessible for Holmebrook Valley Park and just 1.8 miles from the Town Centre.

- A Good Family Home
- Open Plan Kitchen/Diner
- Shower Room & Separate WC
- Low Maintenance Gardens
- EPC Rating: D
- Generous Lounge
- Three Good Sized Bedrooms
- Off Street Parking
- NO CHAIN

General

Gas central heating (Ideal Vogue Combi Boiler)
uPVC double glazed windows and doors (except side kitchen window)
Carpets and curtains included in the sale
Gross internal floor area - 83.0 sq.m./893 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed entrance door opens into the ...

Entrance Hall

Having a built-in under stair store cupboard and staircase rising to the First Floor accommodation.

Lounge

13'0 x 12'11 (3.96m x 3.94m)

A generous front facing reception room having a feature stone fireplace with fitted gas fire.

Open Plan Kitchen/Diner

19'4 x 11'0 (5.89m x 3.35m)

Being part tiled and fitted with a range of light oak effect wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and hob.
Included in the sale is the automatic washing machine and there is space for a fridge/freezer.
Vinyl flooring to the kitchen area.
There is also a useful walk-in pantry/utility area.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

12'11 x 10'6 (3.94m x 3.20m)

A generous front facing double bedroom.

Bedroom Two

11'0 x 10'11 (3.35m x 3.33m)

A rear facing double bedroom having a range of fitted wardrobes along one wall.

Bedroom Three

9'8 x 8'7 (2.95m x 2.62m)

A front facing single bedroom.

Shower Room

Being fully tiled and fitted with a 2-piece suite comprising of a shower cubicle with Mira electric shower and pedestal wash hand basin.
Chrome heated towel rail and vinyl flooring.
The loft access hatch is also sited in this room.

Separate WC

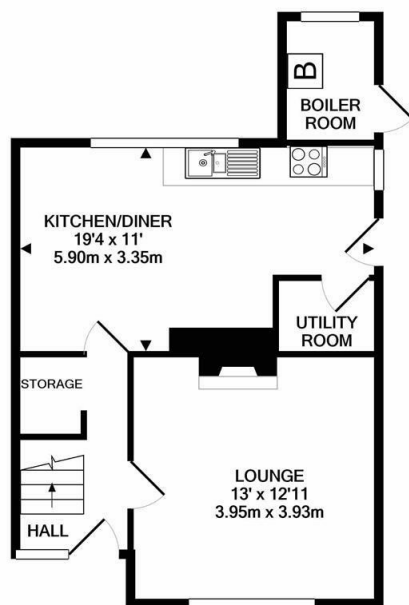
Having vinyl flooring and fitted with a low flush WC.

Outside

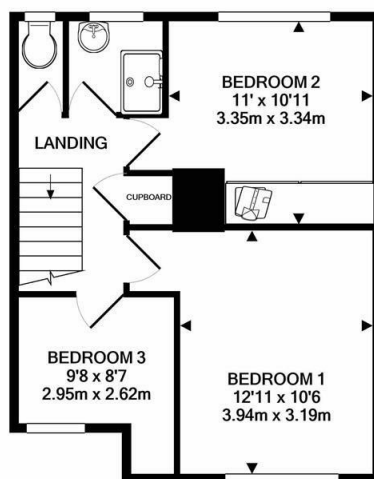
To the front of the property there is a low maintenance pebbled garden with shrubs, alongside a driveway providing car standing space. Double gates open and give access to a Car Port providing additional parking.

To the rear of the property there is a good sized garden comprising of paved seating areas, decorative gravel and mature shrub beds and hardstanding for a garden shed. There is also an attached outbuilding housing the gas boiler.





GROUND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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, 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.

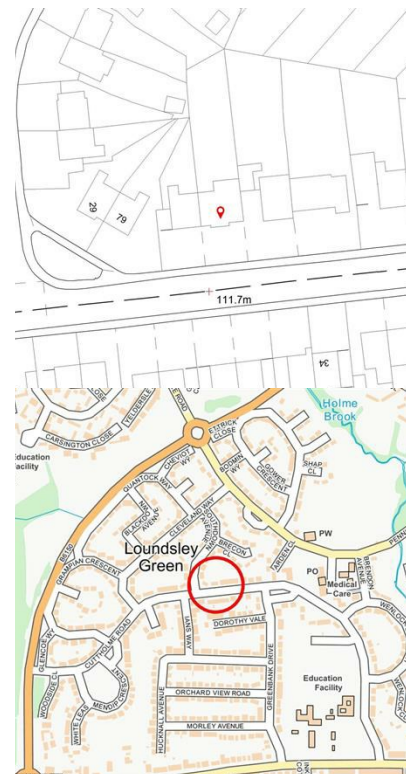
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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