



8 Central Street,  
Hasland, S41 0SE

OFFERS IN THE REGION OF  
**£139,995**

**W**  
WILKINS VARDY

OFFERS IN THE REGION OF

# £139,995

**\*\* ALL SENSIBLE OFFERS WILL BE CONSIDERED \*\***

FANTASTIC FAMILY HOME WITH TWO BATHROOMS

This delightful two double bedroomed, two bathroomed semi detached house offers tastefully decorated and well appointed accommodation which includes two good sized reception rooms, a sizeable galley kitchen and two bathrooms, together with a low maintenance plot.

The property is conveniently situated within walking distance from Eastwood Park and the various amenities in Hasland Village, and ideally placed for accessing the Town Centre and routes towards the M1 Motorway.

- Stone Fronted Semi Detached House
- Two Reception Rooms
- Two Bathrooms
- Galley Kitchen
- Two Double Bedrooms
- Low Maintenance Gardens
- Convenient Location
- EPC Rating: E

## General

Gas central heating (Vaillant Combi Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 78.3 sq.m./843 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

12'4 x 11'10 (3.76m x 3.61m)

A good sized reception room, spanning the full width of the property, having a feature ornamental fireplace with stone hearth.

### Hallway

With staircase rising to the First Floor accommodation.

### Dining Room

13'3 x 11'10 (4.04m x 3.61m)

A second good sized reception room, again spanning the full width of the property and having a window overlooking the rear of the property.

### Galley Kitchen

9'5 x 6'3 (2.87m x 1.91m)

Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer and slot-in cooker.

Tiled floor.

An opening leads through to a ...

### Rear Entrance Hall

Having space for a fridge/freezer. A door gives access into the Bathroom, and a uPVC double glazed door opens onto the rear of the property.

### Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with bath/shower mixer taps, pedestal wash hand basin and low flush WC.

Tiled floor.

## On the First Floor

### Landing

With loft access hatch.

## Bedroom One

12'5 x 11'10 (3.78m x 3.61m)

A good sized front facing double bedroom, spanning the full width of the property.

## Bedroom Two

10'4 x 8'8 (3.15m x 2.64m)

A rear facing double bedroom having a built-in storage cupboard.

## Bathroom

Being part tiled in metro tiles and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and low flush WC.

Chrome heated towel rail.

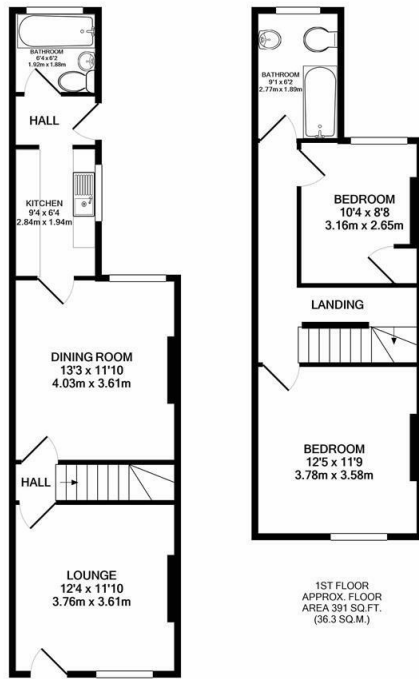
Vinyl flooring.

## Outside

To the front of the property there is a walled forecourt garden with a paved path leading down the side and to the rear of the property. On street parking is available in the area.

To the rear of the property there is a yard area and a decorative pebbled area with shrubs and conifers.





GROUND FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

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RICS

Relocation agent network

## 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.

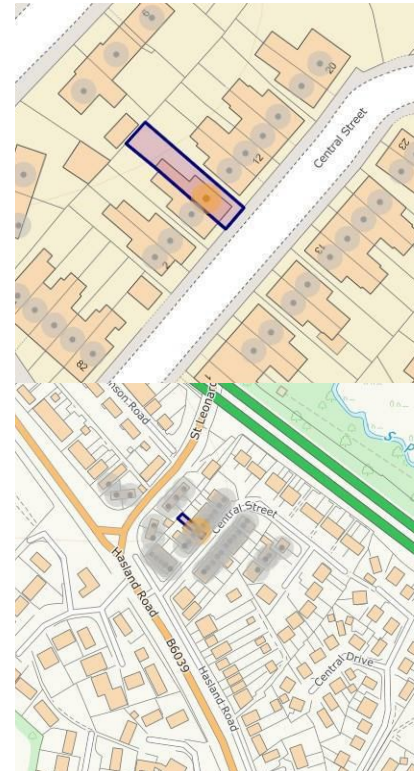
## SCHOOL CATCHMENT AREAS

### 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

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