



18 Cuttholme Road,  
Loundsley Green, S40 4QX

£175,000

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WILKINS VARDY

# £175,000

## GREAT VALUE FAMILY HOME IN CONVENIENT LOCATION

This three bedroomed semi detached house offers well ordered accommodation which includes two ground floor reception rooms and three good sized bedrooms, together with a plot which allows ample off street parking, a detached garage and south facing enclosed low maintenance rear garden.

The property is located in this convenient residential area, within walking distance from the shops and park in Loundsley Green and only 1.25 miles from the Town Centre.

- Great Value Family Home
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Family Bathroom
- Low Maintenance Gardens
- NO CHAIN
- Convenient Location
- Detached Garage & Off Street Parking
- EPC Rating: TBC

## General

Gas central heating (Potterton Combi Boiler)  
uPVC double glazed windows and doors  
Security alarm system  
Gross internal floor area - 84.6 sq.m./910 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

Fitted with Karndean flooring and having a staircase rising to the First Floor accommodation.

## Living Room

13'0 x 13'0 (3.96m x 3.96m)

A generous front facing reception room, fitted with Karndean flooring and having a feature fireplace with wood surround, marble inset, hearth and fitted living flame coal effect gas fire.

## Dining Room

13'5 x 10'11 (4.09m x 3.33m)

A second good sized reception room, fitted with Karndean flooring and having a feature brick fireplace with fitted gas fire.  
This room also has a picture rail and a uPVC double glazed entrance door opening onto the rear garden.  
An open archway leads through into the ...

## Kitchen

11'6 x 5'7 (3.51m x 1.70m)

Being part tiled and fitted with a range of medium oak wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer and slot-in cooker with concealed extractor over.  
Tiled floor.  
A uPVC double glazed entrance door opens onto the side of the property.

## On the First Floor

## Landing

Having a built-in storage cupboard housing the gas combi boiler.

## Bedroom One

13'0 x 12'10 (3.96m x 3.91m)

A generous front facing double bedroom.

## Bedroom Two

12'10 x 10'10 (3.91m x 3.30m)

A rear facing double bedroom having a loft access hatch.

## Bedroom Three

10'2 x 8'2 (3.10m x 2.49m)

A front facing single bedroom.

## Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low flush WC.  
Karndean flooring.

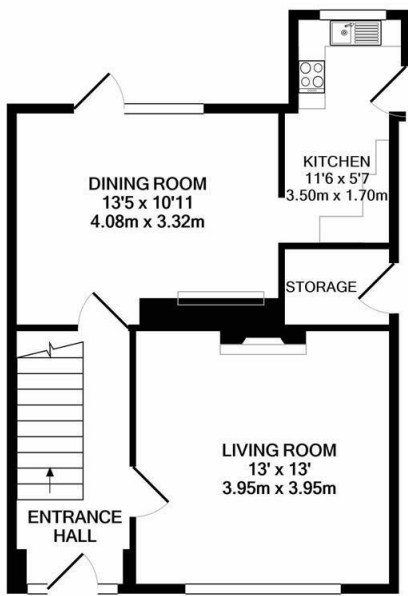
## Outside

To the front of the property there is printed concrete frontage with decorative pebble bed, alongside a printed concrete driveway providing ample off street parking and leading to a detached single garage having an 'up and over' door.

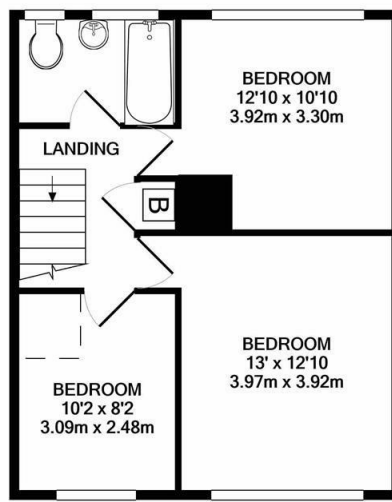
To the side of the property there is a door giving access to a useful integral store.

A wrought iron gate at the rear of the property opens to a low maintenance south facing block paved garden.





GROUND FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		66
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

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#### 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fires, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

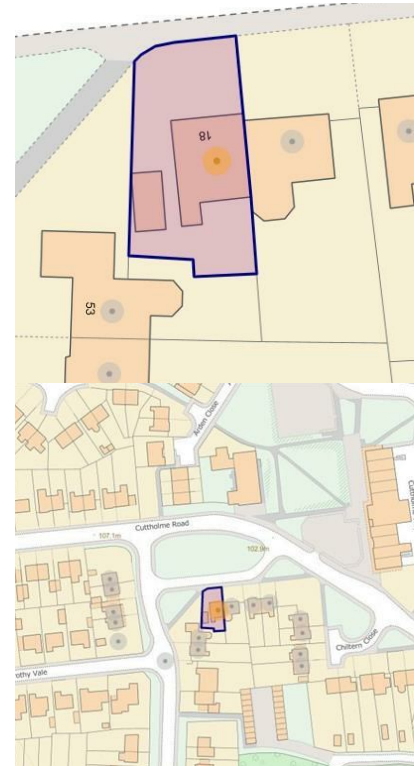
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 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

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