5 Hartington Road,
Spital, S41 0HE

£200,000

WILKINS VARDY

£200,000

BAY FRONTED SEMI WITH CHARACTER & POTENTIAL - THREE BEDS PLUS ATTIC ROOM - NO CHAIN

Situated on the outskirts of the Town Centre, this attractive bay fronted semi detached house offers spacious and versatile accommodation, together with mature gardens to both the front and rear. The property would benefit from some cosmetic upgrading and refurbishment, providing an excellent opportunity for a purchaser to modernise and personalise the home to their own taste.

The accommodation includes two good sized reception rooms, a kitchen with steps leading down to a useful cellar, three well proportioned bedrooms, an additional attic room and a family bathroom. Externally, the mature front and rear gardens provide established outdoor space and further enhance the property's appeal.

With its convenient location, generous accommodation and scope for improvement, this is a property offering considerable potential for families, first time buyers or investors alike.

- BAY FRONTED SEMI DETACHED HOUSE ON OUTSKIRTS OF TOWN CENTRE
- TWO DUAL ASPECT RECEPTION ROOMS
- USEFUL CELLAR
- FAMILY BATHROOM
- NO UPWARD CHAIN
- SOME COSMETIC UPGRADING/REFURBISHMENT REQUIRED
- GOOD SIZED KITCHEN
- THREE BEDROOMS & USEFUL ATTIC ROOM
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 144.2 sq.m./1552 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

Storm Porch
A timber framed front entrance door opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Living Room
14'7 x 12'4 (4.45m x 3.76m)
A good sized dual aspect reception room having a bay window overlooking the front of the property.
This room has a brick fireplace with a coal effect gas fire sat on a tiled hearth.

Dining Room
13'3 x 11'0 (4.04m x 3.35m)
A good sized rear facing reception room having a fitted gas fire set within a wood surround.
uPVC double glazed French doors open onto the rear of the property.

Kitchen
16'1 x 10'7 (4.90m x 3.23m)
Fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.,
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker and under counter fridge and freezer.
Tiled floor.
A door gives access to steps which lead down into the cellar.
A uPVC double glazed door gives access onto the rear of the property.

Cellar
A useful storage area split into three sections.

On the First Floor

Landing
Having a door giving access to a staircase which rises to the Second Floor accommodation.

Bedroom One
16'6 x 12'6 (5.03m x 3.81m)
A generous front facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage units, bedside cabinets with display shelving, vanity area and drawer unit.

Bedroom Two
13'3 x 11'0 (4.04m x 3.35m)
A good sized rear facing double bedroom having a wash basin set within a vanity unit and having a tiled splashback.

Bathroom
7'4 x 5'8 (2.24m x 1.73m)
Being fully tiled and fitted with a 3-piece suite comprising a panelled bath with electric shower over, pedestal hand wash basin and a low flush WC.
Built-in airing cupboard.

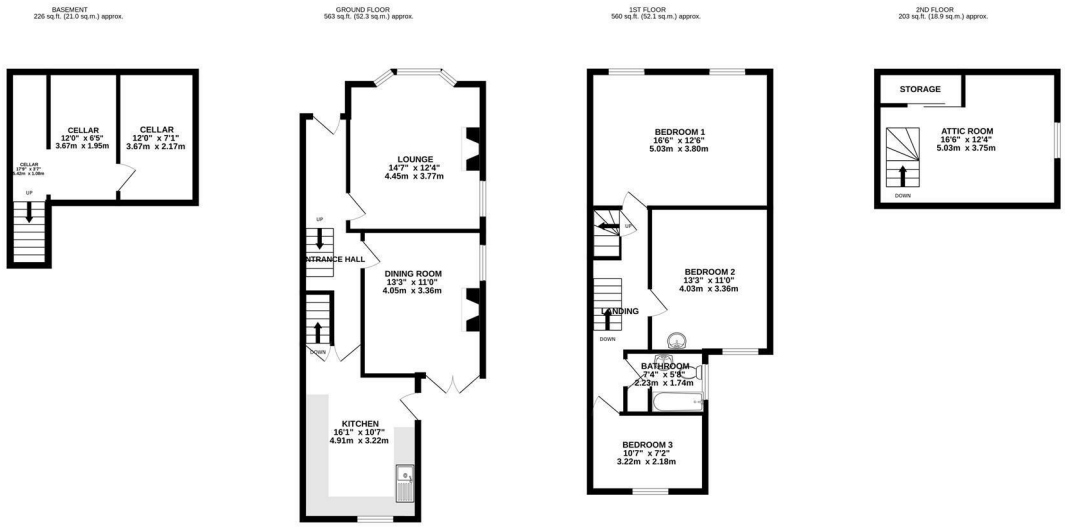
Bedroom Three
10'7 x 7'2 (3.23m x 2.18m)
A rear facing single bedroom.

On the Second Floor

Attic Room
16'6 x 12'4 (5.03m x 3.76m)
A generous and versatile room with gable end window, access panel to eaves storage and a built-in wardrobe with sliding doors.

Outside
To the front of the property there is a low maintenance garden of roses and shrubs. On street parking is available in the area.

A paved path with planted border leads down the side of the house to the rear garden, where there is a paved patio area. Steps from the patio rise up to the lawned garden where there are borders of plants, trees and shrubs.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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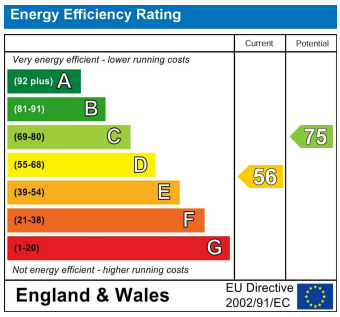

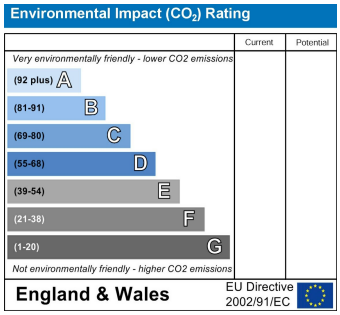

VIEWINGS

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 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 Consultant.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk