



20 Mornington Road,
Holmewood, S42 5SX

£155,000

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WILKINS VARDY

£155,000

DOUBLE FRONTED SEMI - MODERN KITCHEN & SHOWER ROOM - NO CHAIN

Situated just off Morningson Road and occupying a corner plot is this neutrally presented and well proportioned semi detached house. Offering 897 sq.ft. of accommodation, the property features a spacious dual aspect living room with conservatory to the rear, together with a modern dual aspect kitchen with rear entrance hall and WC off. With three bedrooms and a modern shower room, this makes it an ideal home for families or those looking to downsize.

Outside, the property benefits from parking space for at least two vehicles, a valuable feature in this desirable area, and an enclosed west facing rear garden.

Located in Holmewood, residents will appreciate the community feel of the neighbourhood, along with easy access to local amenities and transport links. The property is also ideally positioned for commuters needing access to the M1 Motorway or Chesterfield Town Centre.

- DOUBLE FRONTED SEMI DETACHED HOUSE ON CORNER PLOT
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- MODERN DUAL ASPECT FITTED KITCHEN
- MODERN SHOWER ROOM
- NO CHAIN
- SPACIOUS DUAL ASPECT LIVING ROOM
- REAR ENTRANCE HALL WITH WC OFF
- THREE BEDROOMS
- AMPLE OFF STREET PARKING & ENCLOSED REAR GARDEN
- EPC RATING: D

General

Gas central heating (Viessman Boiler)
Mahogany Effect uPVC sealed unit double glazed windows and doors
Gross internal floor area - 83.4 sq.m./897 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School: A
Specialist Sports College

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Hallway

With staircase rising to the First Floor accommodation.

Living Room

17'11 x 10'6 (5.46m x 3.20m)
A spacious front facing reception room, fitted with laminate flooring and having a feature stone fireplace with display niches and an inset electric fire, the fireplace extending to the side to provide TV standing.
A sliding patio door gives access into the ...

Brick/uPVC Double Glazed Conservatory

8'6 x 8'5 (2.59m x 2.57m)
Fitted with vinyl flooring and having French doors which overlook and open onto the rear garden.

Kitchen

17'11 x 8'10 (5.46m x 2.69m)
A good sized dual aspect kitchen, being part tiled and fitted with a range of grey hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with glass splashback and stainless steel extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
A door gives access to a useful built-in under stair store.
Vinyl flooring.
An opening leads through to a ...

Rear Entrance Hall

Having a tiled floor. A sliding door gives access to a WC, and a uPVC double glazed door gives access onto the rear of the property.

WC

Fitted with a low flush WC.

On the First Floor

Landing

Bedroom One

17'11 x 8'10 (5.46m x 2.69m)
A spacious dual aspect double bedroom.

Bedroom Two

10'11 x 9'8 (3.33m x 2.95m)
A good sized front facing double bedroom, having a built-in over stair store cupboard which houses the gas boiler.

Bedroom Three

8'2 x 7'11 (2.49m x 2.41m)
A rear facing single bedroom.

Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising of a corner shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.
Tiled floor.

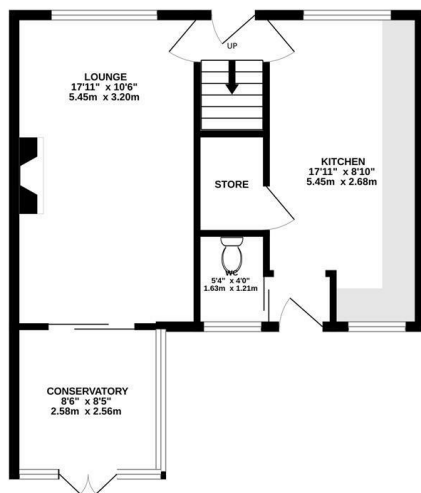
Outside

Double gates to the front of the property open onto a block paved driveway which provides ample off street parking. The block paving continues across the front of the property.

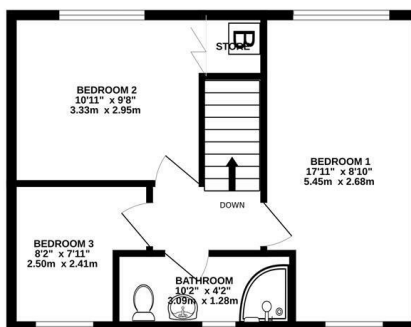
A gate at the top of the driveway gives access to the enclosed west facing rear garden which comprises of a covered hardstanding area, and a lawned garden with planted side borders and a central path leading down to two garden sheds.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

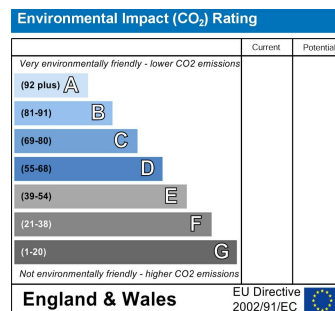
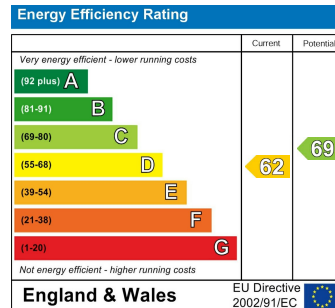


1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.4 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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RICS

Relocation
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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.

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, electric fire, kitchen appliances, 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 Tibshelf 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.



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