



12 Old House Road,
Loundsley Green, S40 4YF

OFFERS IN THE REGION OF

£195,000

W

WILKINS VARDY

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£195,000

DELIGHTFUL SEMI ON CORNER PLOT - TWO DOUBLE BEDS - SOUTH FACING GARDEN - NO CHAIN

A modern and well presented semi detached home occupying a desirable corner plot, offering bright, well appointed accommodation throughout. The property is neutrally decorated, creating a move-in ready home suited to a wide range of buyers.

The property features a modern fitted kitchen, a spacious dual aspect lounge/diner, two double bedrooms and a family bathroom. Externally, the home benefits from a low maintenance south facing garden, ideal for outdoor entertaining, along with a semi detached garage and driveway, providing convenient parking and storage.

Located in an established residential neighbourhood, the property is well placed for the local amenities in Loundsley Green and Newbold, and being just a short distance from Holmebrook Valley Park. The property is also readily accessible for transport links towards Chesterfield Town Centre.

- DELIGHTFUL SEMI ON CORNER PLOT
- MODERN KITCHEN WITH SOME INTEGRATED APPLIANCES
- SPACIOUS DUAL ASPECT LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- LOW MAINTENANCE GARDENS
- SEMI DETACHED GARAGE & CAR STANDING SPACE
- NO CHAIN
- EPC RATING: C

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 53.4 sq.m./575 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed door opens into a ...

Entrance Hall

Having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

Kitchen

9'2 x 6'5 (2.79m x 1.96m)

Being part tiled and fitted with a range of modern 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 a newly fitted fridge/freezer and electric oven. There is also a 4-ring gas hob with stainless steel splashback and extractor hood over.

Included in the sale is a newly fitted washing machine.

Chrome heated towel rail.

Tiled floor.

Lounge/Diner

14'0 x 12'5 (4.27m x 3.78m)

A spacious dual aspect reception room having uPVC double glazed French doors which overlook and open onto the rear patio.

On the First Floor

Landing

Bedroom One

12'5 x 8'9 (3.78m x 2.67m)

A generous rear facing double bedroom, fitted with LVT flooring.

Bedroom Two

9'5 x 8'6 (2.87m x 2.59m)

A front facing double bedroom fitted with LVT flooring and having a built-in double wardrobe.

Bathroom

6'5 x 5'11 (1.96m x 1.80m)

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

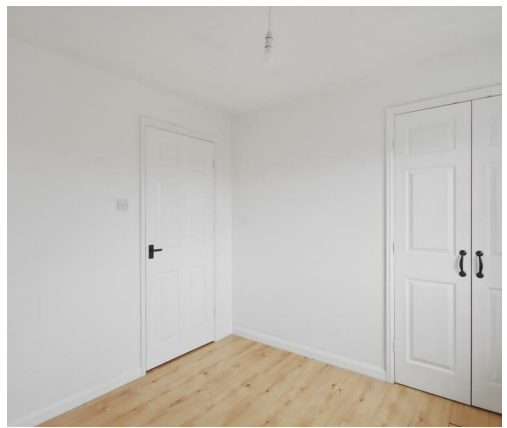
Tiled floor,

Outside

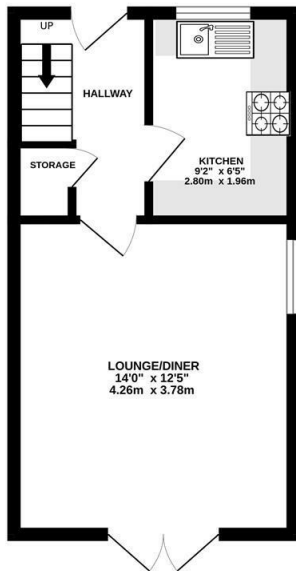
The property sits on a corner plot having a walled low maintenance pebble garden to the front, and decorative pebbles to the side. There is a path leading up to the front entrance door, and a path to the side of the property which leads to a gate which opens to the rear garden.

The rear south facing garden is enclosed and comprises a paved patio and an artificial lawn surrounded by decorative pebbles.

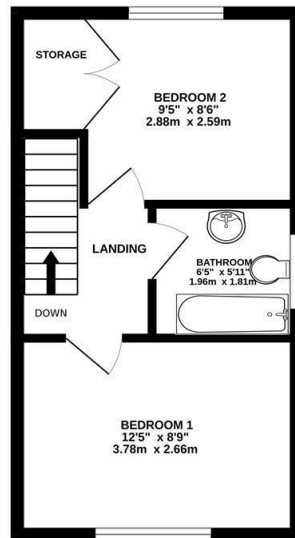
There is also a Semi Detached Brick Built Single Garage and car standing space to the rear of the property ,which is accessed off Bridge Bank Close.



GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 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



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, 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 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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