



101 Station Road,
Hollingwood, S43 2HW

£195,000

W
WILKINS VARDY

£195,000

DOUBLE FRONTED END TERRACE HOUSE - THREE BEDS - DRIVEWAY PARKING

A well presented double fronted end terrace house offering approximately 807 sq.ft. of well proportioned accommodation, ideally situated in a popular and convenient location.

The property features a generous dual aspect living room, a dual aspect kitchen fitted with integrated cooking appliances, three good sized bedrooms and a family bathroom.

Externally, the property benefits from driveway parking together with mature, established gardens to both the front and rear, providing attractive outdoor space.

An appealing home offering well balanced accommodation, ideally situated for accessing the local amenities in Brimington and Staveley and being just a short distance from The Hollingwood Hub and Ringwood Park.

- DOUBLE FRONTED END TERRACE HOUSE
- DUAL ASPECT KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- FAMILY BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: D
- GENEROUS DUAL ASPECT LIVING ROOM
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY PARKING
- POPULAR & CONVENIENT LOCATION

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 75.0 sq.m./807 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'2 x 11'5 (4.93m x 3.48m)

A generous dual aspect reception room having a feature fireplace with an inset coal effect electric fire.

Kitchen/Diner

16'2 x 13'4 (4.93m x 4.06m)

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces, including a breakfast bar.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.

Built-in under stair store cupboard.

Laminate flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

14'9 x 11'4 (4.50m x 3.45m)

A good sized double bedroom having two windows overlooking the front of the property.

Built-in over stair storage cupboard.

Bedroom Two

10'5 x 8'10 (3.18m x 2.69m)

A front facing double bedroom.

Bedroom Three

7'3 x 7'2 (2.21m x 2.18m)

A rear facing single bedroom, currently used as an office.

Family Bathroom

8'9 x 8'1 (2.67m x 2.46m)

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

Vinyl flooring.

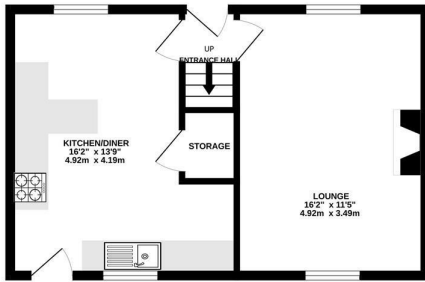
Outside

To the front of the property there is a concrete driveway providing off street parking for two cars, the driveway having lawns and shrubs to either side.

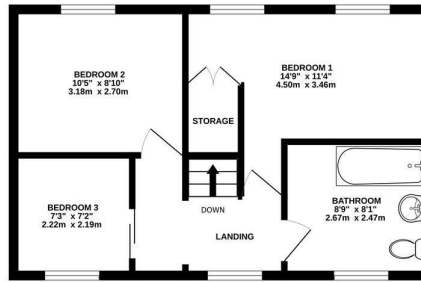
A gate gives access to a path which leads down the side of the property to the enclosed south east facing rear garden. The rear garden having a paved patio, lawn with planted side borders and a raised pebble bed with summerhouse.



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 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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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		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, 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.

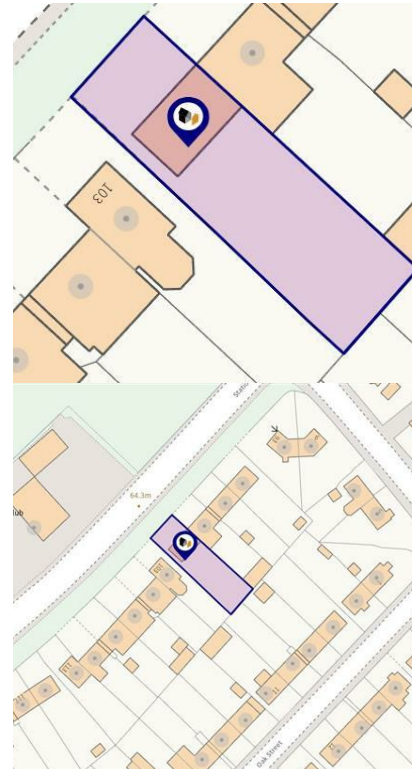
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College 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.



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