



95 Hucknall Avenue,  
Ashgate, S40 4BZ

£185,000

W  
WILKINS VARDY

# £185,000

BAY FRONTED SEMI - WELL PROPORTIONED ACCOMMODATION - DETACHED GARAGE - NO CHAIN

Offered for sale with no upward chain is this delightful semi detached house on Hucknall Avenue which offers 814 square feet of well proportioned accommodation, which would benefit from cosmetic upgrading/refurbishment to create a lovely home for small families, couples, or individuals.

Upon entering, you are welcomed into a good sized bay fronted reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property also benefits from a spacious dining kitchen with conservatory off, two good sized double bedrooms and a bathroom/WC. Outside, there is ample parking for up to three vehicles, a detached single garage, and mature gardens to the front and rear.

The location in Ashgate is particularly appealing, known for its friendly community and proximity to local amenities, including shops, schools, and parks. This area is well connected, making it easy to explore the wider Chesterfield region and beyond.

- BAY FRONTED SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- FAMILY BATHROOM
- NO CHAIN
- REQUIRING SOME COSMETIC UPGRADING/REFURBISHMENT
- SPACIOUS DINING KITCHEN
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE, OFF STREET PARKING & MATURE GARDENS
- EPC RATING: D

## General

Gas central heating (Worcester Greenstar 4000 Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 75.6 sq.m./814 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A composite front entrance door opens into a ...

### Entrance Hall

With staircase rising to the First Floor accommodation.

### Living Room

13'4 x 12'8 (4.06m x 3.86m)

A good sized bay fronted reception room having a wall mounted electric fire. A sliding door leads through into the ...

### Dining Kitchen

15'4 x 12'5 (4.67m x 3.78m)

Fitted with a range of wall, drawer and base units with complementary work surfaces, having tiled splashbacks.

Single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob.

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

Vinyl flooring.

A door gives access to a side entrance hall, and glazed double doors give access into the ...

### Brick/uPVC Double Glazed Conservatory

10'1 x 5'2 (3.07m x 1.57m)

Fitted with laminate flooring and having uPVC double glazed French doors overlooking and opening onto the rear garden.

### Side Entrance Hall

Having a built-in under stair store cupboard which houses the gas boiler. A uPVC double glazed door gives access onto the side of the property.

## On the First Floor

### Landing

### Bedroom One

13'4 x 11'11 (4.06m x 3.63m)

A generous bay fronted double bedroom having a built-in over stair storage cupboard.

### Bedroom Two

12'5 x 9'9 (3.78m x 2.97m)

A good sized rear facing double bedroom having a built-in storage cupboard.

### Family Bathroom

7'9 x 5'7 (2.36m x 1.70m)

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

Built-in storage cupboard.

Vinyl flooring.

### Outside

To the front of the property there is a paved garden with borders of plants and shrubs.

A driveway to the side of the property provides off street parking and leads to a Detached Single Garage with 'up and over' door, light, power and rear personnel door.

The enclosed west facing rear garden comprises of a pebbled seating area, together with lawns and a paved path leading to a greenhouse and raised beds.



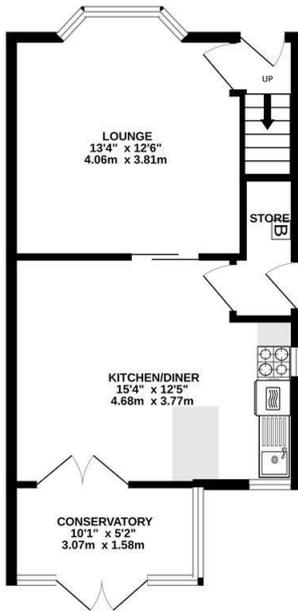
**sprift**   
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

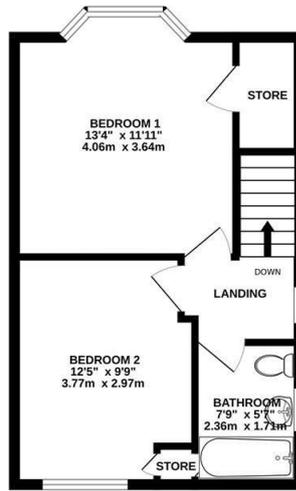
*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

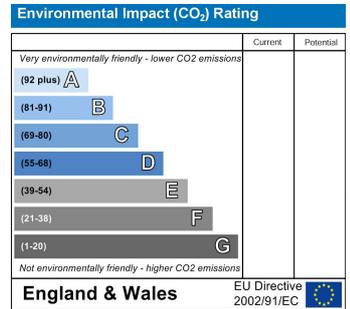
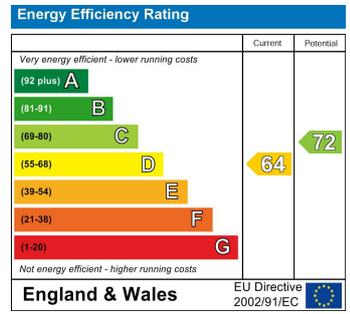
GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, doors 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.  
Made with Metaplan (2020)



### 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 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 Consultant.



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