



51 Storforth Lane Terrace,
Hasland, S41 0PY

OFFERS IN THE REGION OF

£189,950

W
WILKINS VARDY

£189,950

WELL APPOINTED MID TERRACE HOUSE - TWO RECEPTION ROOMS - TWO DOUBLE BEDS PLUS ATTIC ROOM - MODERN KITCHEN & BATHROOM - OFF STREET PARKING

This superb two double bedroomed mid terraced property offers an impressive 1153 sq.ft. of well appointed accommodation over three floors, which includes two good sized reception rooms and a lovely conservatory overlooking the south west facing rear garden. The property also boasts a modern fitted kitchen and separate utility room, a contemporary bathroom and a versatile attic room which is accessed via a spiral staircase. Off street parking is also provided.

Pleasantly situated in a cul-de-sac position opposite allotment gardens, the property is ideally placed for the nearby amenities in Hasland Village and for accessing Chesterfield Rail Station, the Town Centre and the M1 Motorway.

- Well Appointed Victorian Mid Terrace House with accommodation over Three Floors
- Two Good Sized Reception Rooms & Conservatory
- Modern Kitchen with Integrated Appliances
- Entrance Porch/Utility Room
- Two Good Sized Double Bedrooms plus a versatile Attic Room
- Contemporary Family Bathroom
- Off Street Parking & Attractive Enclosed South West Facing Rear Garden
- Cul-de-Sac Position overlooking Allotment Gardens to the Front
- Popular & Convenient Location
- EPC Rating: D

General

Gas central heating (Worcester Greenstar 30I ERP Condensing Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 107.1 sq.m./1153 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A composite entrance door opens into an ...

Entrance Porch/Utility Room

7'5 x 5'2 (2.26m x 1.57m)

Having a fitted worktop with tiled splashback.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an additional appliance.

Tiled floor.

Kitchen

9'9 x 6'4 (2.97m x 1.93m)

Being part tiled and fitted with a range of shaker style wall, drawer and base units with complementary work surfaces over.

Inset single drainer ceramic sink with mixer tap.

Integrated appliances to include a slimline dishwasher, fridge, electric double oven and 4-ring gas hob with stainless steel extractor hood over.

Tiled floor.

Open Plan Living/Dining Room

Dining Room

12'10 x 12'0 (3.91m x 3.66m)

A good sized reception room, being front facing and having a tiled floor.

A door gives access to a built-in under stair store cupboard.

An open archway leads through into the ...

Living Room

12'6 x 11'0 (3.81m x 3.35m)

A good sized rear facing reception room having a suspended timber floor with varnished floorboards.

This room also has a feature fireplace with ornate surround and a multi-fuel stove sat on a tiled hearth.

A door leads through into the entrance hall, and uPVC double glazed

French doors give access into the ...

Brick/uPVC Double Glazed Conservatory

10'6 x 9'8 (3.20m x 2.95m)

A lovely conservatory having French doors which overlook and open onto the rear garden.

Rear Entrance Hall

With staircase rising to the First Floor accommodation. A door gives access onto the rear of the property.

On the First Floor

Landing

A spiral open tread staircase rises to the Attic Room.

Master Bedroom

15'11 x 11'1 (4.85m x 3.38m)

A good sized rear facing double bedroom, spanning the full width of the property and having an ornamental fireplace.

Bedroom Two

11'11 x 10'7 (3.63m x 3.23m)

A front facing double bedroom.

Family Bathroom

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

Built-in airing cupboard housing the gas boiler.

Chrome heated towel rail.

Laminate flooring and LED downlighting.

On the Second Floor

Attic Room

14'10 x 11'10 (4.52m x 3.61m)

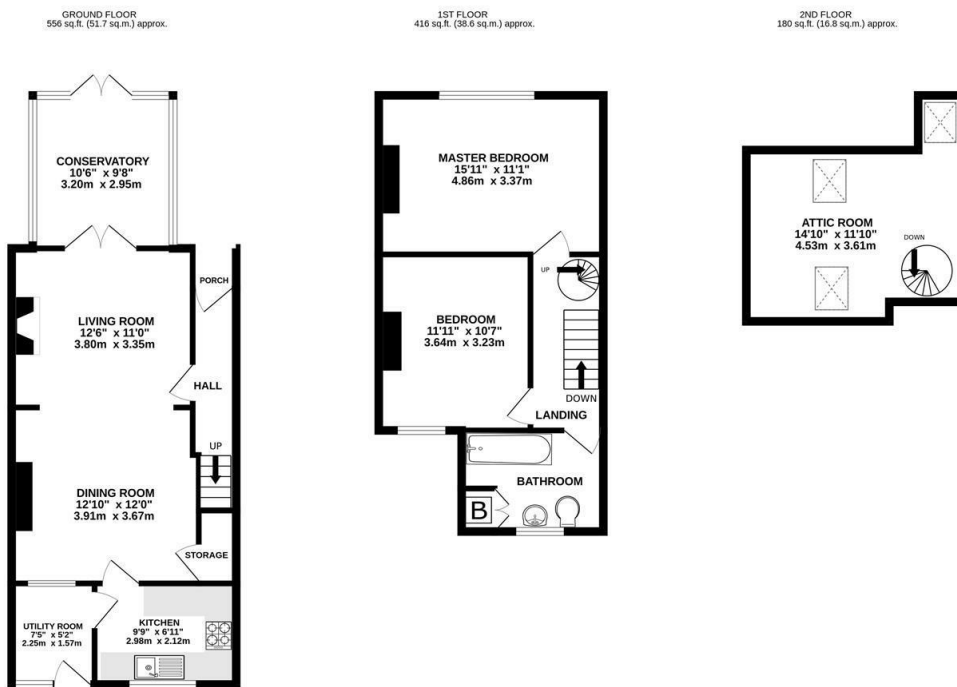
A good sized and versatile room, fitted with laminate flooring and having three timber framed double glazed Velux windows and two eaves access storage points.

Outside

Double gates to the front of the property open onto a concrete drive which provides off street parking.

To the rear of the property there is an attractive, enclosed garden which comprises of a paved patio and a lawn with side borders. There is also a brick built outhouse.





TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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, multi-fuel stove, 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 Hasland Hall 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 | | |
| | 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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