2 Farnsworth Court,
Hasland, S41 0NX

OFFERS IN THE REGION OF

£210,000

WILKINS VARDY

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£210,000

PRICED TO SELL - DETACHED BUNGALOW - CUL-DE-SAC POSITION - NO CHAIN - POPULAR LOCATION

Tucked away in a cul-de-sac off Farnsworth Street is this delightful detached bungalow which provides 642 sq.ft. of neutrally presented and easily managed accommodation. Requiring some cosmetic improvement the property features a spacious living room with conservatory off, kitchen, two double bedrooms and a modern shower room. Outside, there is an enclosed rear garden.

Located in the popular village of Hasland, the property is well placed for the local shops, amenities and transport links, and is just a sort distance from Eastwood Park.

Whether you are looking to relocate or downsize, this bungalow presents an excellent opportunity to create a warm and welcoming home.

- DETACHED BUNGALOW IN CUL-DE-SAC POSITION - REDUCED TO SELL
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- SPACIOUS LIVING ROOM
- KITCHEN
- TWO BEDROOMS
- MODERN SHOWER ROOM
- ENCLOSED REAR GARDEN
- NO CHAIN
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 59.6 sq.m./642 sq,ft,
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

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

Entrance Hall

Fitted with laminate flooring and having downlighting.
Built-in storage cupboard housing the hot water cylinder.
Loft hatch.

Bedroom Two

10'4 x 8'4 (3.15m x 2.54m)
A front facing double bedroom which has had a wall removed and is now open to the entrance hall. The room could easily be turned back to its original state.

Shower Room

7'4 x 5'10 (2.24m x 1.78m)
Having waterproof boarding to the walls and fitted with a white 3-piece suite comprising a shower cubicle with electric shower, wash hand basin with vanity unit below, and a concealed cistern WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Kitchen

9'2 x 7'4 (2.79m x 2.24m)
Fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks.
Inset single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and a freestanding cooker.
Laminate flooring and downlighting.

Bedroom One

12'7 x 11'4 (3.84m x 3.45m)
A good sized rear facing double bedroom.

Lounge/Diner

15'8 x 12'0 (4.78m x 3.66m)
A spacious front facing reception room. A uPVC double glazed door gives access into the ...

Brick/uPVC Double Glazed Conservatory

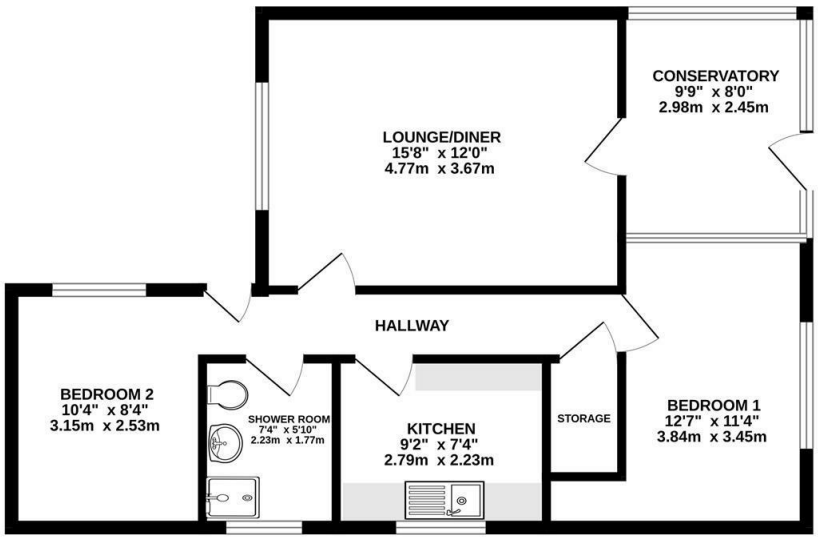
9'9 x 8'0 (2.97m x 2.44m)
A lovely triple aspect conservatory having a tiled floor and a door opening to the rear garden.

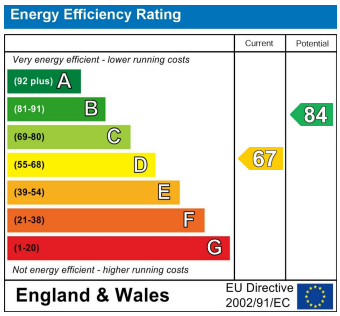
Outside

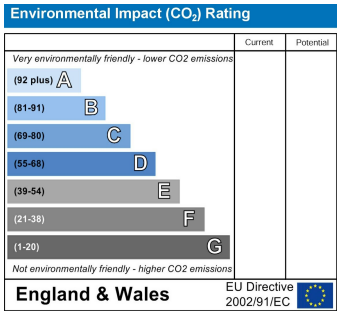
A gate opens to a block paved forecourt garden suitable as a seating area. There is ample parking within the cul-de-sac of the property.

A wide block paved pathway to the right hand side of the property gives access to the rear garden where there is a paved seating area and a lawn with pebble beds and planted side borders. There is also a hardstanding area with a garden shed.

GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.







TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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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, 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.

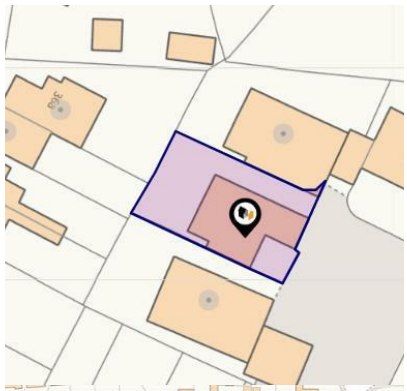
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

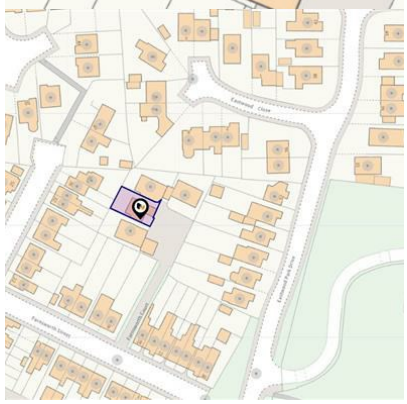
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Hasland Hall 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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