



24 Heather Avenue,
Heath, S44 5RF

OFFERS IN THE REGION OF

£175,000

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WILKINS VARDY

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WELL PROPORTIONED SEMI - THREE BEDS - MODERN KITCHEN - CONSERVATORY - OFF STREET PARKING

This delightful three bedroomed semi detached house offers 991 sq.ft. of neutrally presented accommodation, which includes a good sized living room, modern breakfast kitchen with utility room off, a spacious brick/uPVC double glazed conservatory and family bathroom. The property also boasts ample off street parking and a good sized enclosed rear garden which backs onto school playing fields.

Situated in an established residential neighbourhood, residents can enjoy the benefits of local amenities, schools, and parks, which are all within easy reach. The area is well connected, providing convenient access to Chesterfield Town Centre, Clay Cross and towards the M1 Motorway, making it an excellent choice for commuters.

- Well Proportioned Semi Detached House
- Good Sized Living Room
- Modern Breakfast Kitchen with Utility Room off
- Brick/uPVC Double Glazed Conservatory
- Three Bedrooms
- Dual Aspect Family Bathroom
- Ample Off Street Parking & Enclosed East Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Baxi Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 92.1 sq.m./991 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School - A
Specialist Sports College

On the Ground Floor

A uPVC double glazed door gives access into a ...

Entrance Porch

With an internal door opening into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'3 x 12'2 (4.04m x 3.71m)
A good sized front facing reception room having an inset gas fire.

Breakfast Kitchen

14'10 x 11'5 (4.52m x 3.48m)
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary wood work surfaces over, including a breakfast bar.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, electric oven and 4-ring hob with stainless steel extractor hood over.
Tiled floor and downlighting.
A door gives access to a built-in under stair storage cupboard.
French doors give access into the conservatory, and a further door gives access to a ...

Utility Room

8'7 x 4'5 (2.62m x 1.35m)
Having space and plumbing for a washing machine, and space for a tumble dryer, fridge/freezer and an under counter fridge.
Tiled floor.

Brick/uPVC Double Glazed Conservatory

16'0 x 10'7 (4.88m x 3.23m)
A spacious conservatory, being dual aspect, having a tiled floor and French doors which overlook and open onto the rear garden.

On the First Floor

Landing

Having a built-in storage cupboard housing the gas boiler.

Bedroom One

13'3 x 10'7 (4.04m x 3.23m)
A good sized front facing double bedroom, having a built-in storage cupboard.

Bedroom Two

13'3 x 8'2 (4.04m x 2.49m)
A good sized double bedroom having two windows overlooking the rear of the property.
This room also has a built-in storage cupboard.

Bedroom Three

8'9 x 7'7 (2.67m x 2.31m)
A dual aspect single bedroom, currently used as an office.

Family Bathroom

A dual aspect room, being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.,
Vinyl flooring.

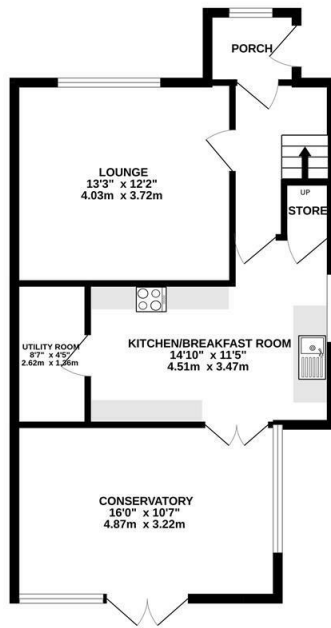
Outside

To the front of the property there is a block paved driveway providing ample off street parking.

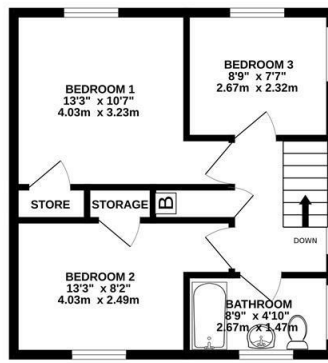
Wooden gates to the side of the property give access to the enclosed east facing rear garden, which comprises of a block paved patio with steps up to a lawn with decorative gravel bed. There is also a hardstanding area with a garden shed.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA - 991 sq.ft. (92.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	59
(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, gas 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 Tibshelf 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 Consultants.



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