22 Heather Way,
Holymoorside, S42 7EX

£150,000

WILKINS VARDY

£150,000

CASH BUYERS ONLY - THREE BED SEMI ON GENEROUS PLOT - POPULAR VILLAGE LOCATION - NO CHAIN

Offered for sale with no upward chain is this three bedroom semi detached property available to cash buyers only. Offering excellent potential for refurbishment and modernisation, the accommodation includes two reception rooms, a kitchen, and a shower room. Set on a generous plot, the home benefits from a mature, lawned rear garden, together with some useful outbuildings.

Situated in the popular village of Holymoorside, the property is well placed for accessing the local amenities in Walton and Brampton, and is readily accessible for transport links into Chesterfield Town Centre and towards the Peak District.

- *** CASH BUYERS ONLY ***
- SEMI DETACHED HOUSE IN POPULAR VILLAGE LOCATION
- KITCHEN
- SHOWER ROOM
- NO UPWARD CHAIN
- REFURBISHMENT OPPORTUNITY
- TWO GOOD SIZED RECEPTION ROOMS
- THREE BEDROOMS
- STANDS ON A GENEROUS PLOT
- EPC RATING: TBC

General
Electric heating (but there is gas up to the property)
uPVC sealed unit double glazed windows
Gross internal floor area - 83.2 sq.m./894 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor
A front entrance door opens into a ...

Entrance Hall
A good sized entrance hall with staircase rising to the first floor accommodation.

Dining Room
10'11 x 9'9 (3.33m x 2.97m)
A rear facing reception room having an ornamental fireplace with wood surround, marble effect inset and hearth.

Living Room
15'9 x 10'1 (4.80m x 3.07m)
A good sized rear facing reception room having a tiled fireplace with open grate.
A door gives access to a built-in storage cupboard and a further door opens into the kitchen.

Kitchen
9'5 x 6'11 (2.87m x 2.11m)
Fitted with wall and base units with work surface over, and including a stainless steel sink.
There are two useful built-in storage cupboards.
A timber door gives access onto the side and to the rear of the property.

On the First Floor

Landing

Bedroom One
13'7 x 10'11 (4.14m x 3.33m)
A spacious rear facing double bedroom having a built-in double wardrobe.

Bedroom Two
11'11 x 10'11 (3.63m x 3.33m)
A good sized rear facing double bedroom having a built-in double wardrobe.

Bedroom Three
10'6 x 6'11 (3.20m x 2.11m)
A front facing single bedroom having a built-in storage cupboard.

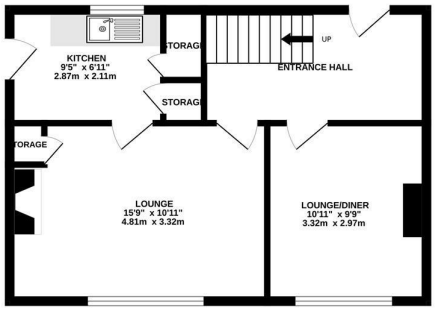
Shower Room
6'11 x 6'1 (2.11m x 1.85m)
Being part tiled and having a shower tray with electric shower over, pedestal hand wash basin and a low flush WC.

Outside
To the front of the property there is a garden with hedged boundaries and mature shrubs and conifers. On street parking is available in the area.

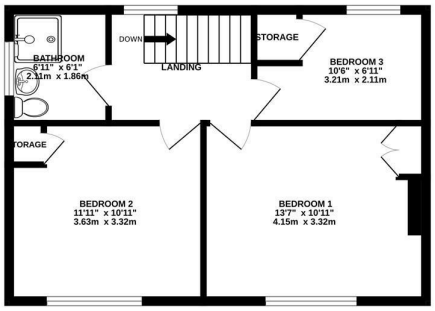
A path leads down the side of the house where there are two brick built outbuildings and an outside WC.

To the rear of the property there is a good sized garden which is predominantly laid to lawn and having a paved path leading down to a greenhouse and a garden shed. Beyond here there is a further lawn with mature trees.

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.

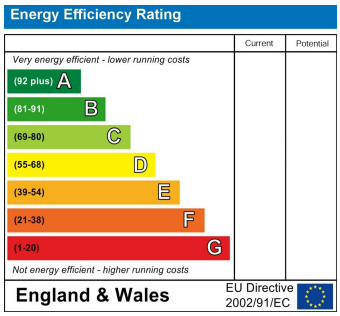


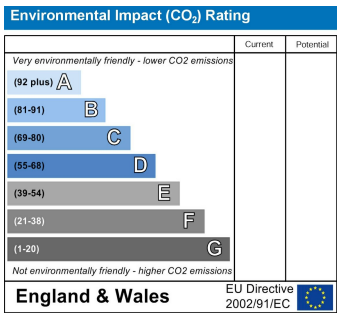
1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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.
Made with Metropix ©2026





Zoopla.co.uk rightmove find your happy PrimeLocation.com RICS Relocation agent network

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 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.

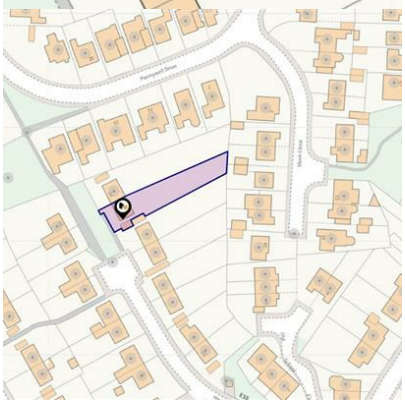
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Brookfield 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk