



48 Ashfield Road,
Hasland, S41 0AZ

£150,000

W
WILKINS VARDY

£150,000

AFFORDABLE MID TERRACE HOUSE - 'READY TO MOVE INTO' - REAR CAR STANDING SPACE - NO CHAIN

This delightful terraced house on Ashfield Road offers a perfect blend of comfort and convenience. Spanning an impressive 939 square feet, the newly decorated property boasts two inviting reception rooms and a modern kitchen with integrated cooking appliances. The home features three well proportioned bedrooms, providing ample space for families or those seeking a home office., and a modern bathroom. Outside, there is an enclosed rear garden and car standing space.

With its prime location, residents will enjoy easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The property is also well placed for transport links into Chesterfield Town Centre and towards the M1 Motorway.

This property presents a wonderful opportunity for those looking to settle in a vibrant neighbourhood while enjoying the comforts of a well appointed home. Whether you are a first-time buyer, downsizing or seeking a rental investment, this terraced house on Ashfield Road is certainly worth considering.

- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY
- AFFORDABLE MID TERRACE HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- USEFUL CELLAR
- THREE GOOD SIZED BEDROOMS
- MODERN FAMILY BATHROOM
- ENCLOSED REAR GARDEN & CAR STANDING SPACE
- NO CHAIN
- EPC RATING: D

General

Gas central heating - (Alpha Intec 28X Combi Boiler)
uPVC sealed unit double glazed windows and doors
Newly decorated throughout and new floor coverings in the kitchen, bedroom one and bathroom
Gross internal floor area - 87.2 sq.m./939 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

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

Living Room

13'0 x 11'1 (3.96m x 3.38m)
A good sized front facing reception room having a wall mounted electric fire.

Centre Lobby

Having a door giving access to steps which lead down into the cellar.

Cellar

11'4 x 7'7 (3.45m x 2.31m)
A useful storage area having light and power.

Dining Room

12'4 x 12'0 (3.76m x 3.66m)
A second good sized reception room, being rear facing and having a staircase rising to the first floor accommodation.
An opening leads through into the ...

Kitchen

8'11 x 6'9 (2.72m x 2.06m)
Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary wood effect surfaces over.
Inset stainless steel circular sink and drainer with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine
Newly fitted vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a loft access hatch with loft ladder to part boarded roof space.

Bedroom One

12'3 x 10'0 (3.73m x 3.05m)
A good sized rear facing double bedroom having a built-in over stair store

cupboard with hanging rail.
Newly fitted carpet.

Bedroom Two

11'2 x 9'8 (3.40m x 2.95m)
A good sized front facing double bedroom.

Bedroom Three

11'1 x 6'7 (3.38m x 2.01m)
A front facing single bedroom having a built-in cupboard with hanging rail.

Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler.
Chrome heated towel rail.
Newly fitted vinyl flooring.

Outside

There is a walled low maintenance paved forecourt.

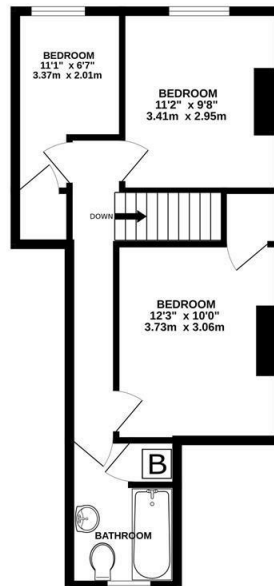
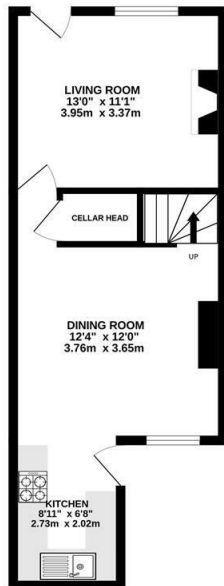
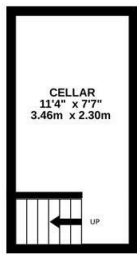
A shared side gennel gives access to a gate which opens to the enclosed rear garden, which comprises of a paved yard area, and a lawn with two raised beds and a side path which leads to a concrete Car Standing Space, which is accessed from a rear service road.



BASEMENT
110 sq ft. (10.3 sq m.) approx.

GROUND FLOOR
289 sq ft. (26.7 sq m.) approx.

1ST FLOOR
439 sq ft. (40.6 sq m.) approx.



TOTAL FLOOR AREA: 939 sq ft. (87.2 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 C2025

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	

75

58

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	

Zoopa.co.uk

rightmove
find your happy

PrimeLocation.com

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, electric 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 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.



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

wilkins-varidy.co.uk