



36 Storforth Lane Terrace,  
Hasland, S41 0PY

OFFERS IN THE REGION OF

£189,950

W  
WILKINS VARDY

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VICTORIAN THREE BED TERRACED HOUSE - STYLISH ACCOMMODATION - CUL-DE-SAC POSITION - OVERLOOKING ALLOTMENT GARDENS

This delightful three bed roomed Victorian mid terraced house offers an impressive 919 sq.ft. of well appointed and stylish accommodation, which includes two good sized reception rooms and a conservatory, ideal for both relaxation and entertaining guests. The property also boasts a contemporary re-fitted kitchen and a 4-piece family bathroom, making this an ideal home for a variety of buyers.

Occupying a cul-de-sac position and overlooking allotment gardens, the property also benefits from off street parking and an attractive south west facing rear garden.

With its close proximity to local amenities and excellent transport links, this terraced house is an excellent opportunity for first-time buyers, families or those looking to downsize.

Don't miss the chance to make this lovely house your new home.

- Victorian Mid Terraced House overlooking Allotment Gardens
- Two Good Sized Reception Rooms
- uPVC Double Glazed Conservatory
- Modern Re-Fitted Kitchen with some Integrated Appliances
- Three Bedrooms
- Contemporary 4-Piece Family Bathroom
- Off Street Parking & Attractive South West Facing Rear Garden
- Popular & Convenient Location
- EPC Rating: D

## General

Gas central heating (Alpha Combi Boiler)  
uPVC sealed unit double glazed windows and doors (except entrance porch/dining room window)  
Gross internal floor area - 85.3 sq.m./919 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A uPVC double glazed door opens into an ...

## Entrance Porch

Being triple aspect, fitted with vinyl flooring and having a door opening into the ...

## Re-Fitted Kitchen

9'10 x 6'11 (3.00m x 2.11m)  
Fitted with a range of modern grey wall, drawer and base units with complementary work surfaces and upstands.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a fridge/freezer, electric oven and 4-ring hob with tiled splashback and extractor over.  
Cupboard housing space and plumbing for a dishwasher.  
Tiled floor and downlighting.  
A glazed internal door opens into the ...

## Dining Room

12'9 x 12'0 (3.89m x 3.66m)  
A good sized reception room having a feature ornamental fireplace.  
Laminate flooring.  
A door gives access to a built-in under stair store cupboard, and a further door opens to the rear entrance hall.  
An opening leads through into the ...

## Living Room

12'5 x 11'0 (3.78m x 3.35m)  
A good sized rear facing reception room having a feature exposed brick fireplace and chimney breast.  
Laminate flooring.  
An opening leads through into the ...

## uPVC Double Glazed Conservatory

8'8 x 6'7 (2.64m x 2.01m)  
With uPVC double glazed door giving access onto the rear decking.

## Rear Entrance Hall

Having a door opening to a ...

## Rear Entrance Porch

With uPVC double glazed door giving access onto the rear of the property.

## On the First Floor

## Landing

Having a built-in storage cupboard.

## Master Bedroom

12'0 x 10'6 (3.66m x 3.20m)  
A good sized rear facing double bedroom, having a range of built-in wardrobes with overhead storage and central vanity area.

## Bedroom Two

11'1 x 7'1 (3.38m x 2.16m)  
A good sized rear facing single bedroom.

## Bedroom Three

8'5 x 8'0 (2.57m x 2.44m)  
A rear facing single bedroom.

## Bathroom

Being part tiled and fitted with a contemporary white 4-piece suite comprising of a freestanding oval bath with floor mounted bath/shower mixer tap, walk-in shower closure with mixer shower, wash hand basin with storage below, and a concealed cistern WC.  
Built-in cupboard housing the gas boiler.  
Tiled floor and downlighting.

## Outside

To the front of the property there is a concrete driveway providing off street parking.

To the rear of the property there is an attractive south west facing rear garden comprising of a deck seating area, decorative gravel bed with corner pagoda and a garden shed, and lawn beyond.









TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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, 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

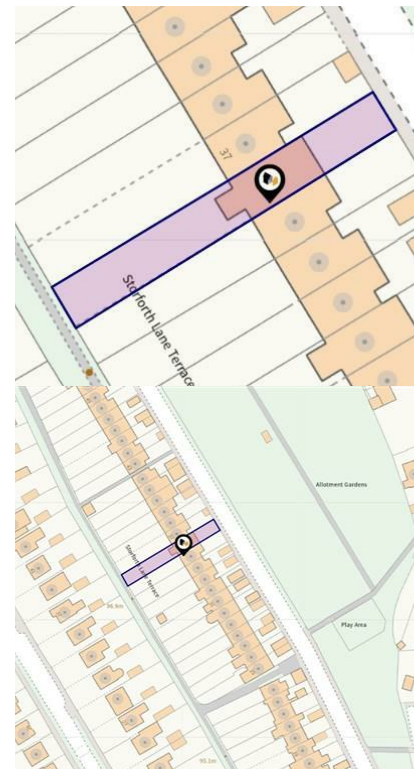
Whilst the property is understood to be in the Outwood Academy Hasland Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry 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		82
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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