



11 Fir Street,
Hollingwood, S43 2JQ

OFFERS IN THE REGION OF

£159,950

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WILKINS VARDY

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SUPERB FAMILY HOME - MODERNISED ACCOMMODATION - USEFUL UTILITY ROOM & WC - GOOD SIZED PLOT IN SECLUDED POSITION - SCOPE TO CREATE AN ADDITIONAL BEDROOM

Boasting a spacious 811 sq ft, this property offers a fantastic opportunity for a family looking for a new home. As you step inside, you are greeted by a delightful lounge featuring a striking exposed brick fireplace, perfect for cosy evenings with loved ones. The modern kitchen and bathroom add a touch of elegance to the home, while a convenient utility room and ground floor WC provide practicality for everyday living. With one reception room, two generous bedrooms, and a bathroom, this property is ideal for a small family or couple looking for a comfortable living space. The master bedroom even offers the potential to be divided into two, allowing for flexibility in how the space is utilised.

Parking will never be an issue with space for two vehicles, making coming home a breeze. The secluded location of this property on Fir Street offers a sense of tranquillity, creating a peaceful retreat away from the main routes around Hollingwood.

- Well Proportioned Semi Detached House
- Spacious Dual Aspect Reception Room with Exposed Brick Fireplace
- Modern Two Tone Fitted Kitchen with Integrated Appliances
- Rear Entrance Hall with Cloaks/WC off and Utility Room
- Two Good Sized Double Bedrooms (Possibility of splitting the main bedroom into two)
- Off Street Parking & Enclosed Rear Garden
- Modern Family Bathroom
- Popular & Convenient Location
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 75.3 sq.m./811 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'2 x 11'0 (4.93m x 3.35m)

A spacious dual aspect reception room, spanning the full width of the property and having a feature exposed brick chimney breast/fireplace with a paved hearth.

Varnished wood flooring

Kitchen/Diner

11'5 x 10'2 (3.48m x 3.10m)

Fitted with a range of two tone wall, drawer and base units with complementary work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with glass splashback and stainless steel extractor hood over.

Vinyl flooring.

A door gives access to a built-in cupboard which has space for a fridge/freezer, and a sliding door gives access to a utility area.

Utility Area

Fitted with vinyl flooring and having a fitted worktop with space and plumbing below for a washing machine.

Rear Entrance Hall

Having a uPVC double glazed door giving access onto the rear garden. A further door gives access to a ...

Cloaks/WC

Fitted with vinyl flooring and having a low flush WC.

On the First Floor

Landing

With loft access hatch.

Bedroom One

16'1 x 11'1 (4.90m x 3.38m)

A spacious double bedroom, spanning the full width of the property and having two windows overlooking the front garden.

This room has a built-in over stair store cupboard which houses the gas boiler.

Bedroom Two

11'6 x 8'4 (3.51m x 2.54m)

A good sized rear facing double bedroom having a built-in cupboard.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

Outside

To the front of the property there is a concrete drive providing off street parking, leading down to double gates which open to a car port.

To the rear of the property there is an enclosed rear garden laid mainly to lawn and having a paved patio. There is also a garden shed.



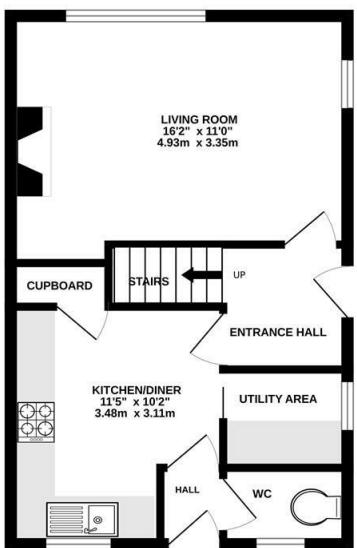
sprift
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

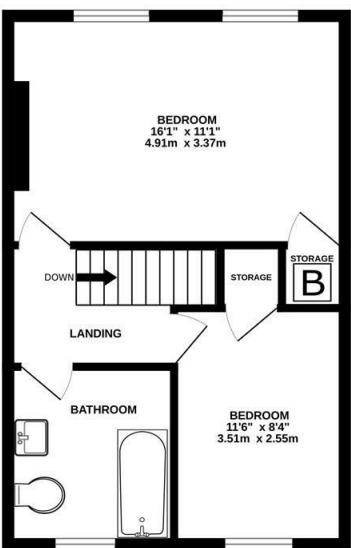
See Below!

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

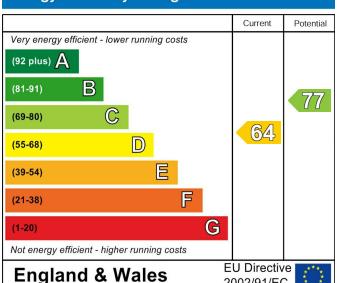
GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



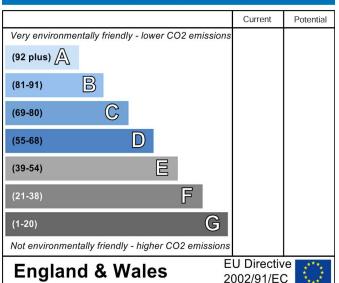
1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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. These details are for guidance only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Mains water, electricity, gas and drainage connected.

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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 Springwell Community College 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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wilkins-vardy.co.uk