



8 Sycamore Road,  
Hollingwood, S43 2HG

OFFERS IN THE REGION OF

£179,950

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WILKINS VARDY

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# £179,950

WELL APPOINTED SEMI - THREE BEDS - OFF STREET PARKING - LONG REAR GARDEN

This delightful semi detached house offers 835 sq.ft. of neutrally presented accommodation which is 'ready to move into'. Upon entering the property you are welcomed into a dual aspect dining kitchen with hi-gloss units and integrated cooking appliances. There is also a good sized dual aspect living room and a rear entrance hall with utility/WC off. The property also features three comfortable bedrooms and a family bathroom. Outside, there is parking provision for two cars and a long, enclosed rear garden.

Located in a popular residential area, the property is well placed for accessing the amenities in Brimington Village and Steveley, and is just a short distance from The Hollingwood Hub and Ringwood Park.

- Well Proportioned Semi Detached House
- Dining Kitchen with Integrated Cooking Appliances
- Good Sized Dual Aspect Living Room
- Rear Entrance Hall with Utility/WC off
- Three Good Sized Bedrooms
- Family Bathroom
- Off Street Parking for Two Cars
- Long, Enclosed South East Facing Rear Garden
- EPC Rating: D

## General

Gas central heating (Vokera Combi Boiler)  
uPVC double glazed sealed unit windows and doors  
Gross internal floor area - 77.6 sq.m./835 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A composite front entrance door opens into the ...

## Dining Kitchen

14'5 x 13'8 (4.39m x 4.17m)  
Being part tiled and fitted with a range of hi-gloss wall, drawer and base units with complementary work surfaces and upstands.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an eye level electric oven, 4-ring halogen hob with glass splashback and extractor hood over.  
Space is provided for a fridge/freezer.  
A door gives access to a useful walk-in pantry.  
Laminate flooring.  
An open balustrade staircase rises to the First Floor accommodation.  
Doors from here give access to a rear entrance hall and to the living room.

## Living Room

15'11 x 10'10 (4.85m x 3.30m)  
A good sized dual aspect reception room having wood flooring.

## Rear Entrance Hall

Having a uPVC double glazed door which gives access onto the rear of the property.  
A further door opens to a ...

## Utility/WC

Fitted with a white 2-piece suite comprising of a low flush WC and pedestal wash hand basin with tiled splashback.  
Fitted worktop with space and plumbing below for a washing machine.  
Vinyl flooring.

## On the First Floor

## Landing

## Bedroom One

11'1 x 10'10 (3.38m x 3.30m)  
A good sized front facing double bedroom.

## Bedroom Two

14'5 x 13'6 (4.39m x 4.11m)  
A good sized dual aspect double bedroom.

## Bedroom Three

7'7 x 7'6 (2.31m x 2.29m)  
A good sized rear facing single bedroom.

## Family Bathroom

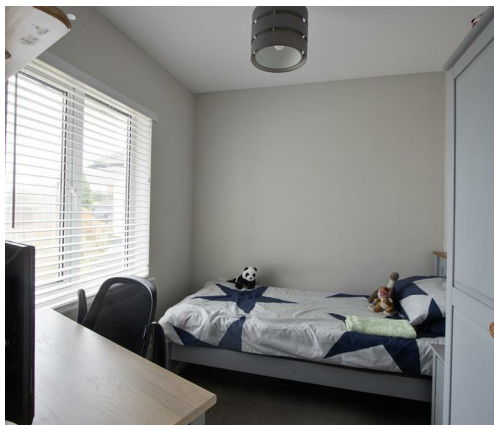
Having part waterproof boarding to the walls and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.  
Fitted tall wall storage unit.  
Vinyl flooring.

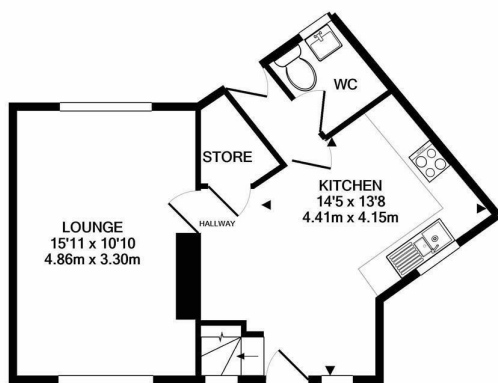
## Outside

To the front of the property there is a gravelled drive providing off street parking. Two sets of steps lead up to the front entrance door.

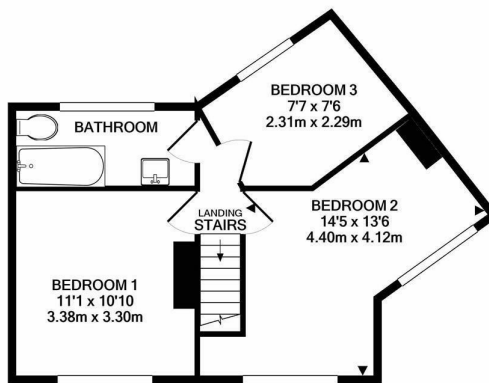
A path to the side of the property gives access to the enclosed rear garden which comprises of a paved seating area with steps up to a long lawned garden.








GROUND FLOOR  
APPROX. FLOOR  
AREA 420 SQ. FT.  
(39.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 416 SQ. FT.  
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 835 SQ. FT. (77.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		57	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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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, 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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