



26 Heather Avenue,  
Heath, S44 5RF

OFFERS IN THE REGION OF

£169,950

W

WILKINS VARDY

# £169,950

## SEMI DETACHED HOUSE - THREE BEDS - GARAGE & DRIVEWAY

This delightful semi detached house on Heather Avenue offers 921 sq.ft. of accommodation, which includes a good sized living room and a dual aspect kitchen/diner with useful store/utility off. On the first floor there are three bedrooms, a bathroom and a separate WC. Outside, there is an attached single garage and driveway parking, together with a mature enclosed east facing rear garden.

Situated in an established residential neighbourhood, residents can enjoy the benefits of local amenities, schools, and parks, which are all within easy reach. The area is well connected, providing convenient access to Chesterfield Town Centre, Clay Cross and towards the M1 Motorway, making it an excellent choice for commuters.

- SEMI DETACHED FAMILY HOME
- GOOD SIZED LIVING ROOM
- THREE BEDROOMS
- PLENTY OF STORAGE
- MATURE ENCLOSED REAR GARDEN
- REQUIRES SOME COSMETIC UPGRADING
- DUAL ASPECT KITCHEN/DINER WITH STORE ROOM/UTILITY OFF
- BATHROOM & SEPARATE WC
- ATTACHED GARAGE & DRIVEWAY PARKING
- EPC RATING: E

### General

Gas central heating (Worcester Combi Boiler)

uPVC sealed unit double glazed windows and doors

Security alarm system

Gross internal floor area - 85.5 sq.m./921 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tibshelf Community School: A

Specialist Sports College

### On the Ground Floor

A uPVC double glazed door opens into a ...

### Entrance Porch

Having an internal door opening to the ...

### Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

### Living Room

13'5 x 12'2 (4.09m x 3.71m)

A front facing reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset coal effect electric fire.

### Kitchen/Diner

19'5 x 11'8 (5.92m x 3.56m)

Being dual aspect and spanning the full width of the property. This room is part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge/freezer, dishwasher, electric oven and 4-ring hob with extractor canopy over.

A door gives access to a built-in under stair store.

uPVC double glazed French doors open onto the rear of the property.

A further door gives access into a ...

### Store/Utility

5'5 x 3'4 & 11'2 x 5'5 (1.65m x 1.02m & 3.40m x 1.65m)

A useful storage area, having fitted worktops and space and plumbing for a washing machine.

### On the First Floor

### Landing

Having a built-in storage cupboard.

### Bedroom One

13'5 x 10'7 (4.09m x 3.23m)

A good sized front facing double bedroom. A bi-fold door opens to a storage area.

### Bedroom Two

13'5 x 8'6 (4.09m x 2.59m)

A good sized double bedroom having two windows overlooking the rear of the property.

A door gives access to a built-in store cupboard.

### Bedroom Three

8'8 x 7'9 (2.64m x 2.36m)

A dual aspect single bedroom having a built-in storage cupboard.

### Bathroom

5'9 x 4'11 (1.75m x 1.50m)

Being part tiled and fitted with a white 2-piece suite comprising of a panelled bath with folding glass shower screen and mixer shower over, and a pedestal wash hand basin.

### Separate WC

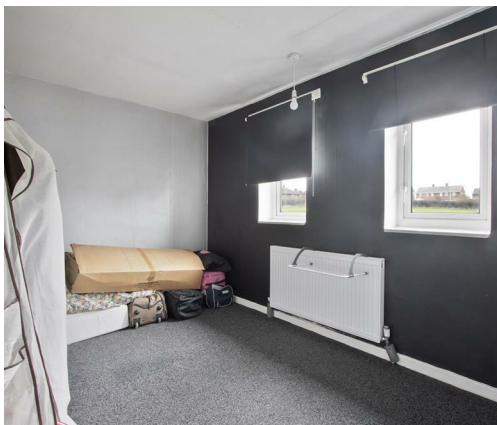
Being part tiled, fitted with laminate flooring and having a low flush WC.

### Outside

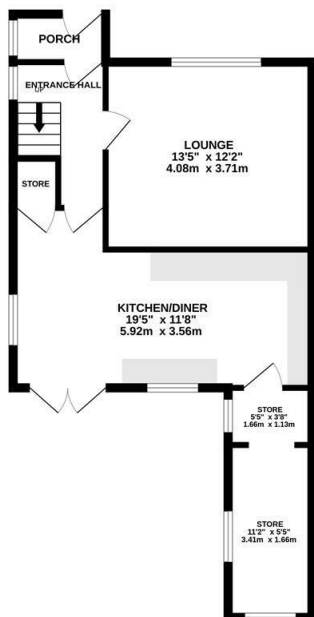
A concrete and pebbled frontage provides ample off street parking and leads to an Attached Single Garage.

To the rear of the property there is an enclosed east facing garden which comprises of a paved patio and a lawn with mature planted borders, a further paved seating area and a raised decorative gravel bed. There is also an attached brick built outbuilding.

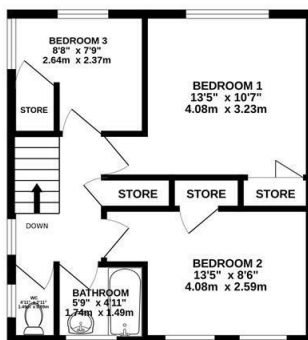




GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.5 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 for any prospective purchase. 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 (2020)

#### Energy Efficiency Rating

| Very energy efficient - lower running costs | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

70

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#### Environmental Impact (CO<sub>2</sub>) Rating

| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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RICS

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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.

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.

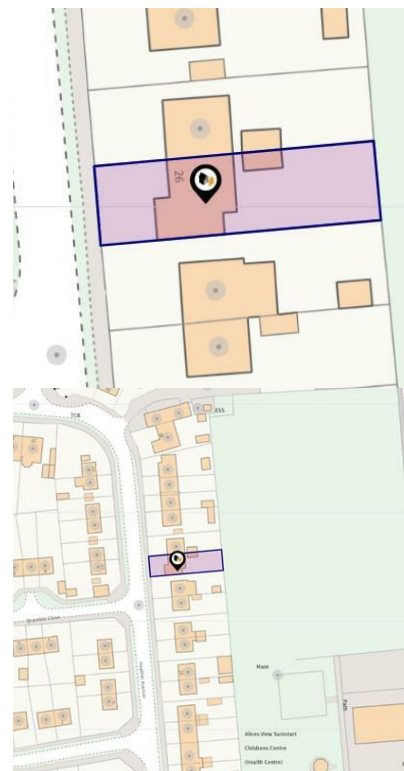
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Tibshelf 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 Consultants.



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