

wards
estate agents

18 Houldsworth Drive

Hady, Chesterfield, S41 0BS

£125,000

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Offered with NO CHAIN & IMMEDIATE POSSESSION

Deceptively spacious THREE BEDROOM MID TERRACED FAMILY HOUSE which is ideal for first time buyers, small families or investors alike! Situated in this very popular residential location which is convenient for local schools, bus routes, Chesterfield Royal Hospital and has access to excellent road commuter links via the A61/A617/M1 Motorway via J 29/29a.

Well presented accommodation requires some updating and currently benefits from gas central heating, uPVC double glazing and comprises of dining kitchen, family reception room & conservatory. To the first floor main double bedroom which enjoys views towards countryside, second double bedroom and third versatile bedroom which could also be used for office or home working. Fully tiled family shower room with attractive 3 piece suite.

Situated on a good sized rear plot with fenced boundaries. Front mature garden with side footpath.

























Additional Information

The history of the property is that in 1987 the prefabricated reinforced concrete (PRC) panels (still evident on some of the other houses on the estate) were removed and replaced by bricks. A PRC home owners insurance certificate guaranteeing the work and acknowledging that the matter had been rectified was issued by PRC Homes Ltd (a subsidiary of the National House Building Council) and is available for the property.

Additional Information

Gas Central Heating Logic Combi Boiler
uPVC double glazed windows
Gross Internal Floor Area -84.2 Sq.m/ 906.6 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area- Hasland Hall Community School

Kitchen / Dining Room

19'8 x 8'8 (5.99m x 2.64m)

Comprising of a range of base and wall units with work surfaces, inset stainless steel sink unit. Space for cooker, washing machine and dishwasher. Space also for a dryer and fridge/freezer. Rear uPVC stable door.

Reception Room

19'8 x 11'2 (5.99m x 3.40m)

Spacious family living room with front aspect window. Stone fireplace with side plinths. Doors into the Conservatory.

Conservatory

10'1 x 7'4 (3.07m x 2.24m)

First Floor Landing

6'2 x 5'11 (1.88m x 1.80m)

Access to the attic.













Rear Double Bedroom 1
13'5 x 11'2 (4.09m x 3.40m)
A spacious double bedroom with rear aspect window. Range of mirror wardrobes.

Front Double Bedroom 2
15'6 x 9'10 (4.72m x 3.00m)
A second double bedroom with front aspect window. Double mirror fronted wardrobes. Pleasant countryside views. Additional store cupboard

Rear Single Bedroom 3
8'9 x 7'9 (2.67m x 2.36m)
A third versatile bedroom which could also be used for office or home working. Bulkhead and fitted cabin bed. Nice views.

Fully Tiled Shower Room
7'6 x 5'6 (2.29m x 1.68m)
Comprising of a 3 piece site with shower cubicle and mains shower, pedestal wash hand basin and low level WC.

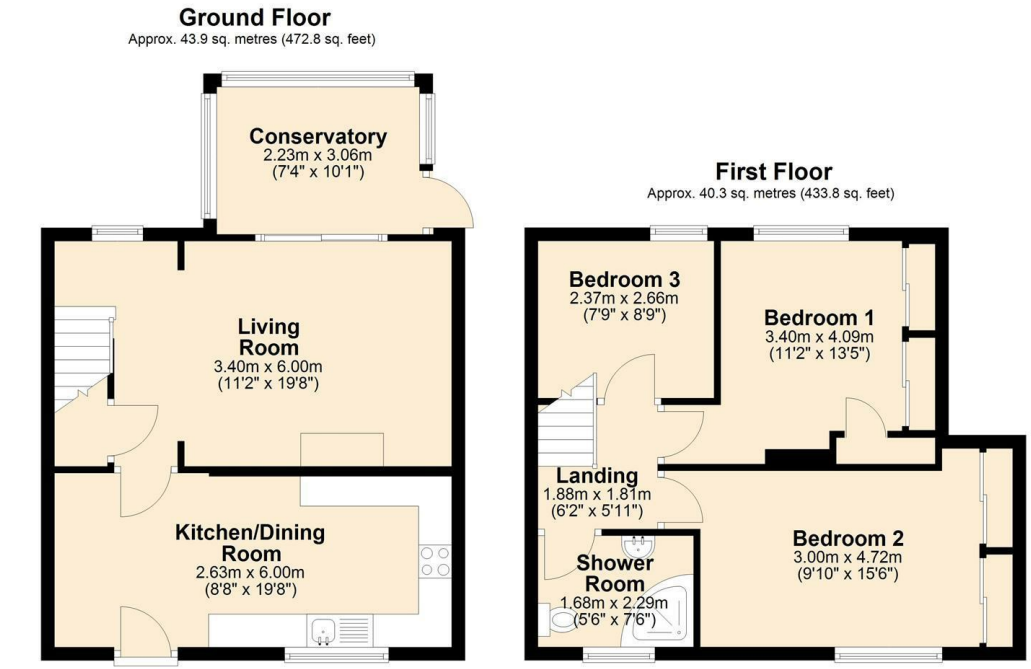
Outside
Enclosed low maintenance garden with coloured pebble stones and side stocked planted borders. Garden shed.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan



Total area: approx. 84.2 sq. metres (906.6 sq. feet)

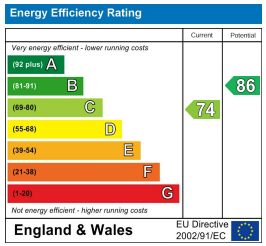
Area Map

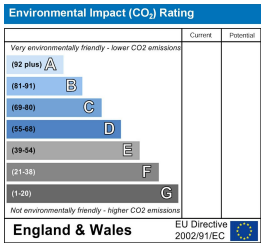


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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