

wards
estate agents

34 Sycamore Road

Hollingwood, Chesterfield, S43 2HG

£168,000

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Offered with NO CHAIN!

Viewing is recommended of this DECEPTIVELY SPACIOUS THREE BEDROOM/TWO BATHROOM MID TERRACED FAMILY HOUSE! Ideally suited for First-Time Buyers, Small Families, or Investors alike. Situated in this ever popular residential location, close to all local facilities, shops, schools, bus routes and within easy access of major commuter link roads including M1 Junction either 29/29A.

Internally the accommodation has been recently re-decorated throughout and benefits from uPVC double glazing and gas central heating with a Combi boiler (serviced in 2026) and comprises:- front entrance hallway, family reception room, fitted kitchen with utility room, ground floor shower room with 3 piece suite. To the first floor three generous bedrooms and family bathroom with 3 piece suite.

Front mature garden with area of lawn and well stocked borders. Pathway leads to the shared gennel which leads to the rear garden via a secure gate.

Fabulous generously sized rear garden with fenced boundaries and well tended lawns. Large paved sun terrace which is perfect for family and social outside entertaining and enjoyment. There is a useful outside store, garden shed and external water tap.

























Additional Information
Gas Central Heating-Installed in 2021 & serviced in 2026
uPVC double glazed windows/facias/soffits/guttering
Recently decorated
Gross Internal Floor Area- 81.4 Sq.m/ 875.7 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -Springwell Community College

Entrance Hall
3'11" x 3'10" (1.19m x 1.17m)
Front uPVC entrance door. Stairs climb to the first floor.

Reception Room
16'1" x 11'5" (4.90m x 3.48m)
Spacious family reception room with dual aspect windows. Brick fireplace with gas fire(requires service) Coved ceiling and Dado rail.

Fitted Kitchen
10'10" x 10'5" (3.30m x 3.18m)
Comprising of a range of Medium Oak base and wall units with work surfaces and inset stainless steel sink unit with tiled splash backs. Space for cooker and washing machine. Door to utility space.

Utility Room
5'1" x 4'11" (1.55m x 1.50m)
Baxi Combi boiler which was installed in 2021 and serviced in 2026. Space for fridge freezer. Consumer unit.

Rear Porch
4'11" x 2'11" (1.50m x 0.89m)
uPVC door leads to the rear garden.

Ground Floor Shower Room
5'8" x 4'11" (1.73m x 1.50m)
Comprising of a a 3 piece suite which includes a shower cubicle with mains shower, low level WC and wash hand basin set in vanity. Inner hallway and uPVC door to the rear garden.

First Floor Landing
8'10" x 7'10" (2.69m x 2.39m)
Rear aspect window which overlooks the gardens. Access to the attic.

Front Double Bedroom One
16'1" x 7'10" (4.90m x 2.39m)
Main double bedroom with front aspect window.













Front Double Bedroom Two
11'6" x 10'9" (3.51m x 3.28m)
A second double bedroom with front aspect window.

Rear Bedroom Three
9'8" x 7'10" (2.95m x 2.39m)
Generous third bedroom which could also be used for office or for home working if required.

Half Tiled Family Bathroom
8'5" x 4'11" (2.57m x 1.50m)
Comprising of a 3 piece suite which includes a bath, pedestal wash hand basin and low level WC.

Outside Store
6'6" x 3'0" (1.98m x 0.91m)
Useful external garden/storage space.

Outside
Front mature garden with area of lawn and well stocked borders. Pathway leads to the shared gennel which leads to the rear garden via a secure gate.

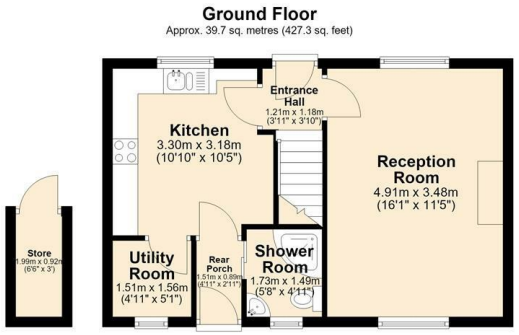
Fabulous generously sized rear garden with fenced boundaries and well tended lawns. Large paved sun terrace which is perfect for family and social outside entertaining and enjoyment. There is a useful outside store, garden shed and external water tap.

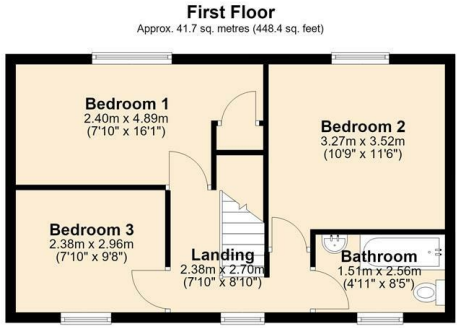
School catchment areas

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.

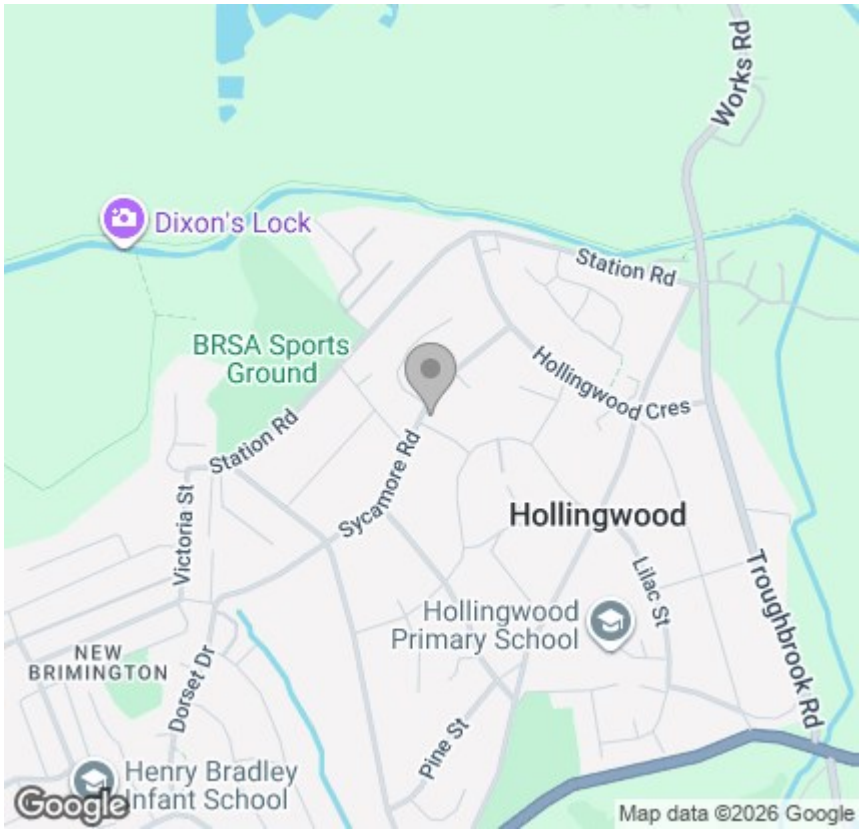
Floor Plan





Total area: approx. 81.4 sq. metres (875.7 sq. feet)

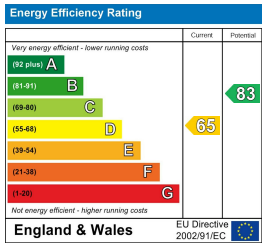
Area Map

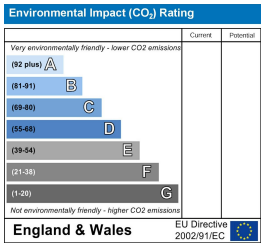


Viewing

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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