



w**ards**
estate agents

73 Norwood Avenue

Hasland, Chesterfield, S41 0NJ

£175,000

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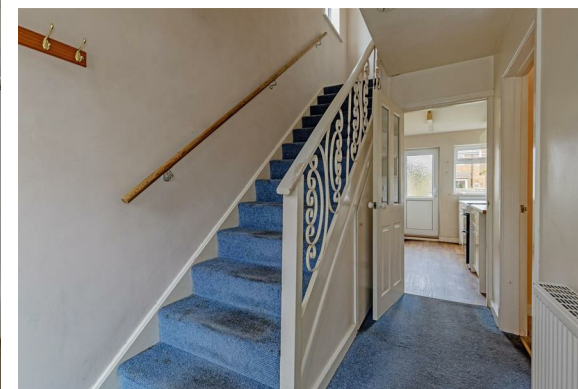
Offered with NO CHAIN- this THREE BEDROOM SEMI DETACHED FAMILY HOUSE offers a great opportunity with a full scheme of modernisation to create a superb family home! Situated in this extremely sought after residential location in this highly popular Village of Hasland. Conveniently located for all local shops, doctors, schools, parks, bus routes and with easy access of the Town Centre. Major Road Network routes are easily accessible including A61/A617/M1 along with the Train Station and Hospital.

Ideal for first time buyers, small families or investors alike! Requiring a full scheme of modernisation/refurbishment and offers scope for extension (subject to consents)

Currently the accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and includes:- entrance hall, through reception/dining room, rear kitchen. On the first floor main double bedroom, second double and third single bedroom, fully tiled shower room.

Front driveway provides ample parking spaces. Low maintenance garden area. Side driveway leads to the rear detached garage.

Rear enclosed garden with fenced boundaries, paved patio and lawn area. Corner rockery.





Additional Information

Gas Central Heating
uPVC double glazed windows
Gross Internal Floor Area- 88.1 Sq.m/ 948.3 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area - Hasland Hall Community School

Entrance Hall

11'2" x 6'3" (3.40m x 1.91m)
Front uPVC door with side glazed panels.
Useful under stairs store cupboard.

Reception Room

24'6" x 10'4" (7.47m x 3.15m)
Spacious through reception/dining room with front and rear aspect windows.
Contemporary fireplace with gas-fire.

Kitchen

10'11" x 7'11" (3.33m x 2.41m)
Comprising of a range of base units with work surfaces and inset stainless steel sink. It is need of refurbishment. Space for cooker, fridge freezer and washing machine.
uPVC door to the rear garden.

First Floor Landing

11'1" x 7'11" (3.38m x 2.41m)
Access to the attic. Cupboard with Worcester Bosch Combi boiler.

Front Double Bedroom One

13'2" x 10'4" (4.01m x 3.15m)

Rear Double Bedroom Two

11'1" x 8'6" (3.38m x 2.59m)

Front Single Bedroom Three

7'1" x 6'3" (2.16m x 1.91m)



Shower Room

7'11" x 5'3" (2.41m x 1.60m)

Comprising of a 3 piece suite which is fully tiled and comprises of:- shower cubicle with mains shower, wash hand basin and low level WC are set in vanity housing. Heated towel rail and tiled floor.

Detached Garage

16'9" x 8'8" (5.11m x 2.64m)

Outside

Front driveway provides ample parking spaces. Low maintenance garden area. Side driveway leads to the rear detached garage.

Rear enclosed garden with fenced boundaries, paved patio and lawn area. Corner rockery.

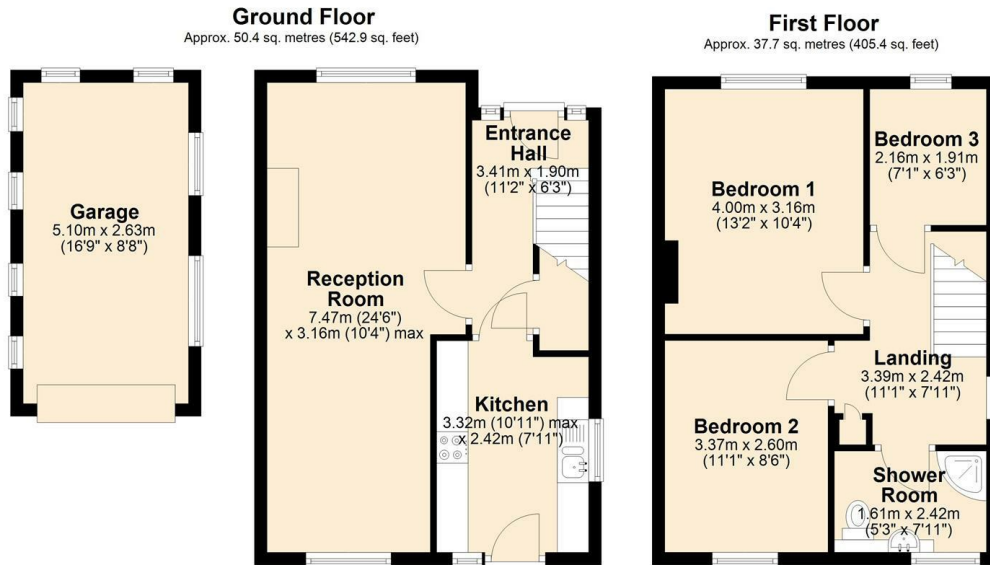


School catchment areas

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

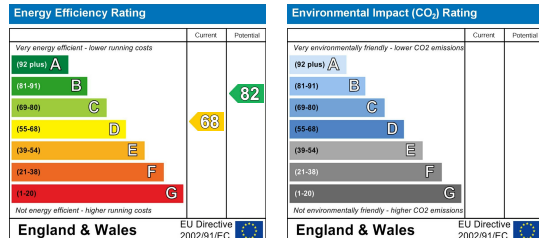


Total area: approx. 88.1 sq. metres (948.3 sq. feet)

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



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

Area Map



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.

