

27 Hoole Street, Hasland, Chesterfield, S41 0AR

£175,000

W.T.PARKER

EST. 1909

* COMPLETELY REFURBISHED TO A HIGH STANDARD THROUGHOUT * THREE SIZEABLE BEDROOMS * NEWLY FITTED KITCHEN WITH APPLIANCES * NEWLY FITTED BATHROOM/W.C. * FULL WIDTH LOUNGE * BRAND NEW CENTRAL HEATING SYSTEM * REPLASTERED THROUGHOUT * RE-WIRED * NEW ROOF * REPLACEMENT WINDOWS & DOORS WITH ANTHRACITE FINISH THROUGHOUT * RE-RE-RENDERED * 400MM LOFT INSULATION * LANDSCAPED GARDENS * HIGHLY CONVENIENT LOCATION * CLOSE TO EASTWOOD PARK

W T Parker are proud to bring to the market, this attractive three bedroomed mid-terraced home which has recently undergone complete refurbishment throughout. Works undertaken have been completed to a high standard and include new roof with 400mm of loft insulation, re-rendering to all external walls, re-wiring, installation of a new central heating system, newly installed kitchen and bathroom, replacement windows and doors, replastering, newly fitted carpets, replacement internal doors throughout, creation of off-street parking space to the front and landscaping works to the rear garden.

The property is accessed to the front elevation via an entrance door leading in to the spacious lounge. The dining kitchen also has an entrance door, leading to the rear garden and has been refitted with a range of attractive 'shaker-style' kitchen units along with underfloor heating. To the first floor, there are three good sized bedrooms - all of which are large enough to accommodate beds and bedroom furniture and a newly fitted bathroom/w.c.

This property is a superb example of a property of this type and is offered to the market in ready-to-move into condition with NO UPWARD CHAIN.

Call now to view 01246 232156







GROUND FLOOR ACCOMMODATION

Lounge
14'9" x 11'4" (4.50m x 3.46m)
With front aspect and having UPVC double glazed window and entrance door to front elevation, newly fitted carpet, and radiator.

Dining Kitchen
11'3" x 11'1" (3.45m x 3.40m)
With a range of brand new wall and base cupboard units with timber worksurfaces and upstands over. Also having inset single drainer sink unit with 'swan-neck' mixer tap over, integrated eye-level double combination oven and microwave, ceramic hob with black glass splashback and extractor hood over, space and plumbing for washing machine, space for fridge freezer, attractive tiled flooring, large understairs storage cupboard, UPVC double glazed window and door looking out and leading on to the rear garden, kickboard heater and underfloor heating.

Door leading to stairway which leads to the first floor accommodation.

FIRST FLOOR ACCOMMODATION

Landing
With doors leading off to:

Bedroom One
11'3" x 9'10" (3.45m x 3.01m)
A good sized bedroom with UPVC double glazed window to front elevation, newly fitted carpet and radiator.

Bedroom Two
10'11" x 8'8" (3.33m x 2.65m)
Another good sized bedroom with UPVC double glazed window to front elevation, newly fitted carpet and radiator.

Bedroom Three
11'1" x 6'3" (3.39m x 1.92m)
This time, enjoying a rear aspect and having UPVC double glazed window, newly fitted carpet and radiator.

Bathroom/WC
7'11" x 4'6" extending to 7'9" into recess (2.43m x 1.38m extending to 2.37m into recess)
Having been refitted with a white suite comprising panelled bath with rainfall shower and hand held shower attachment over, vanity unit with large wash basin and mixer tap over and storage below, low flush w.c. with concealed cistern, partial ceramic wall tiling, laminate flooring, chrome heated towel rail, extractor fan and inset ceiling spotlights.

Outside
Another huge advantage to this property is the sizeable driveway which provides off street parking for car/van etc.

To the rear there is a very neat and tidy garden which has clearly defined gardens with paved pathway leading to the front. There is also a lawned area, space for bin storage and useful outside store.

EPC
The Property Has an EPC Rating of

Viewing Arrangements
For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

Tenure
The Property is understood to be freehold, registered Title DY xxxxxx

Services
We understand all mains services are connected to the Premises.

Local Authority & Planning
All enquiries should be directed to:

Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345

Council Tax Banding
Band A - Chesterfield Borough Council

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.



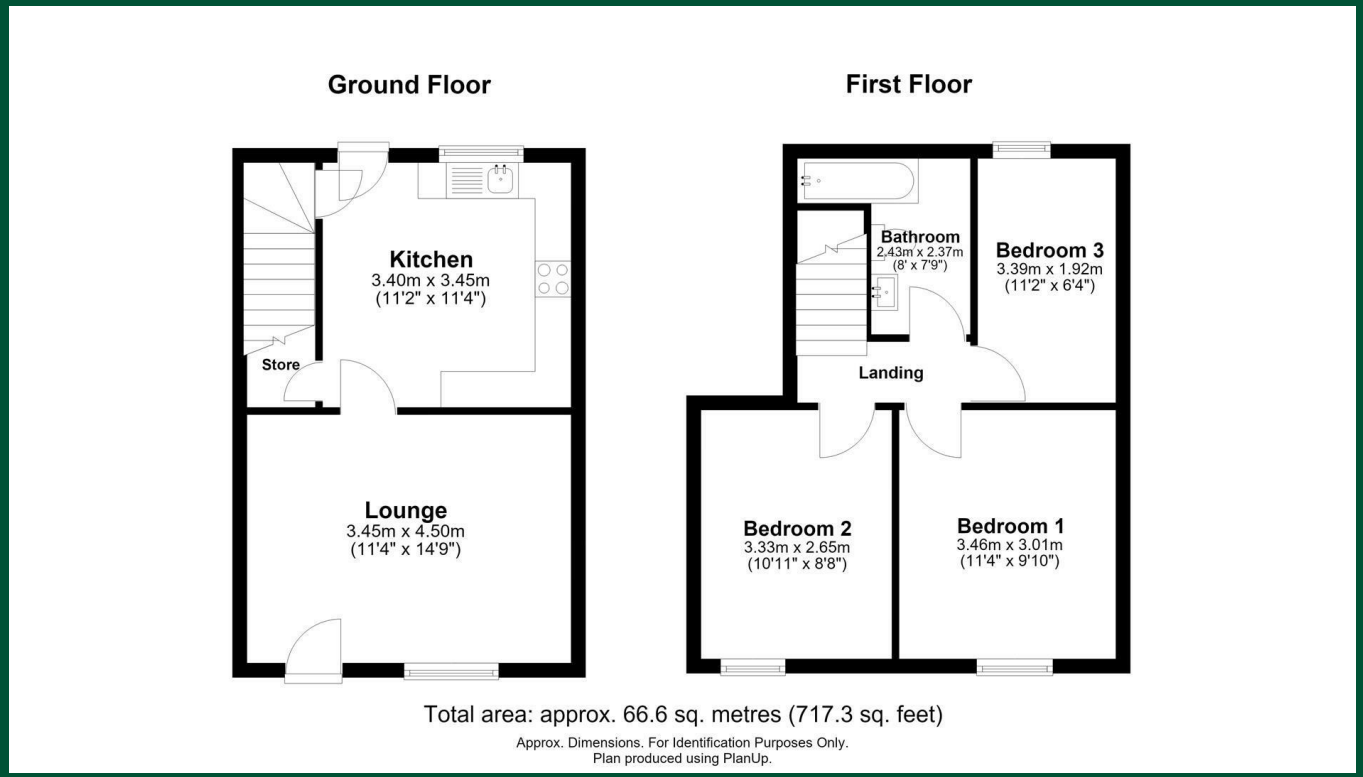






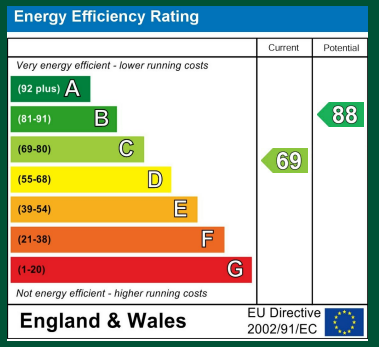






Total area: approx. 66.6 sq. metres (717.3 sq. feet)

Approx. Dimensions. For Identification Purposes Only.
Plan produced using PlanUp.











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