



27 Oak Street, Hollingwood, Chesterfield, S43 2HL
£200,000



Nestled on the charming Oak Street in Hollingwood, Chesterfield, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts three spacious bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience for the occupants.

The well-designed layout features a welcoming reception room, perfect for relaxation and entertaining guests. The house is double glazed throughout, providing warmth and energy efficiency, complemented by a reliable gas central heating system.

One of the standout features of this property is the extremely generous rear garden, which offers a lovely patio area, a lush lawn, and additional storage at the bottom, making it an ideal space for outdoor activities, gardening, or simply enjoying the fresh air.

Parking is a breeze with off-street space available for two vehicles, ensuring that you and your guests can come and go with ease. This home is available with no chain, allowing for a swift and straightforward move-in process, making it perfect for those eager to settle into their new abode without delay.

In summary, this semi-detached house on Oak Street is a wonderful opportunity for anyone looking to establish themselves in a friendly community, with ample space, modern amenities, and a beautiful garden to enjoy. Don't miss the chance to make this lovely property your new home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hall

Welcoming and provides access to the Living Room, Kitchen, Bathroom and first floor via the stairs.

Living Room

16'4" x 11'4" (4.99 x 3.46)
The Living Room is extremely spacious with carpeted flooring and double glazed window to the front of the property with double radiator below. There are also double glazed French Doors providing access out to the rear garden.

Kitchen

10'7" x 13'6" (3.23 x 4.12)
The modern kitchen is located to the rear of the property. It has wood effect flooring and radiator as well as a large double glazed window and uPVC door providing access out to the rear garden. There are ample wall and base units incorporating a large worktop, sink and drainer with mixer tap and integrated appliances which include an electric oven and hob with extractor fan over, dishwasher and fridge freezer.

Bathroom

5'5" x 7'2" (1.66 x 2.20)
The Bathroom is located on the ground floor to the front of the property. It has wood effect flooring, tiled walls, chrome heated towel rail and a double glazed window with obscured glass. The three piece bathroom suite includes a low flush WC, pedestal wash basin with storage below and bath tub.

FIRST FLOOR

Landing

The Landing is carpeted and has a double glazed window. It also provides access to all three bedrooms.

Bedroom One

12'4" x 10'4" (3.78 x 3.16)
A very spacious double bedroom located to the front of the property with carpeted flooring and a large double glazed window with radiator below. It also has access to its own En-Suite.

En-Suite

3'7" x 7'3" (1.11 x 2.21)
A great addition to the property. It is located to the rear of the property. It has tiled flooring and walls and a double glazed window with obscured glass. There is a low flush WC, pedestal wash basin with storage below and large shower cubicle.

Bedroom Two

8'2" x 11'4" (2.51 x 3.46)
A spacious double bedroom located to the front of the property with carpeted flooring and a large double glazed window with radiator below.

Bedroom Three

7'9" x 8'3" (2.38 x 2.53)
A good sized bedroom located to the rear which has carpeted flooring and a double glazed window with radiator below.

EXTERNAL

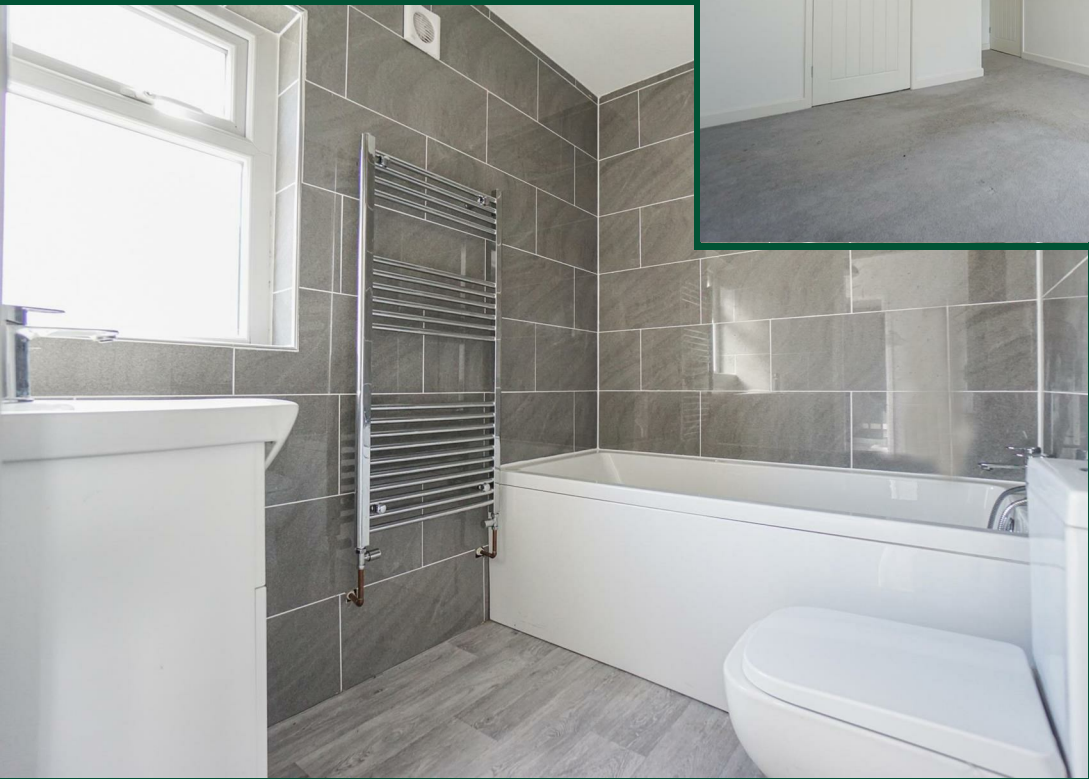
Front

The front of the property has a raised tar mac driveway which provides parking for two vehicles.

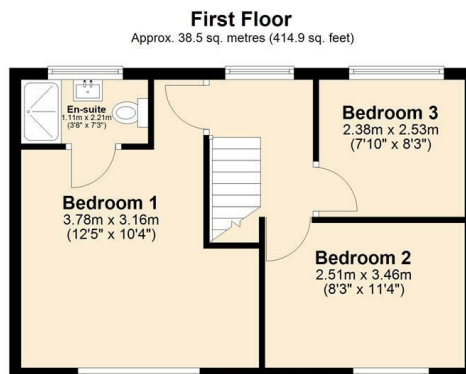
Rear Garden

An extremely spacious rear garden which has a patio area as well as a large grassed area and storage shed to the bottom of the garden.

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. 76.9 sq. metres (827.4 sq. feet)

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



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