



Prospect Road, Old Whittington, Chesterfield, Derbyshire S41 9DL

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£120,000

P I N E W O O D



Prospect Road Old Whittington Chesterfield Derbyshire S41 9DL

£120,000

**2 bedrooms
1 bathrooms
2 receptions**

- NO CHAIN - Ideal for couples, small families, first time buyers or investors (poss 8% Gross yield)
 - Two comfortable bedrooms - Two cosy reception rooms
- One recently renewed modern bathroom with white suite and shower cubicle
 - Mid-terrace house
 - Located in Old Whittington
 - Near Chesterfield amenities
- The Rear Garden is a Delightful and Private Outdoor Space, Enjoying a Sunny Position
 - Easy access to transport links and bus routes - Close to local schools
 - Gas central heating and upvc double glazing
 - Freehold - Council Tax Band: A





NO CHAIN....Nestled in the charming area of Old Whittington, Chesterfield, this delightful mid-terrace house on Prospect Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy home.

The house features two bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. The property's design maximises space, creating a warm and welcoming atmosphere throughout. With the rear garden capturing sunlight during the summer months and with the potential to turn the top of the garden into a summer haven, creating a perfect home for a family that enjoys the sun.

Old Whittington is a lovely community, known for its friendly neighbourhood and local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for those looking to settle in a vibrant area.

This mid-terrace house on Prospect Road presents a wonderful opportunity for anyone looking to make a home in a desirable location. The location also offers excellent transport links, allowing for easy road and bus transport to both Chesterfield and Sheffield

With its charming features and practical layout, it is sure to appeal to a variety of buyers. Don't miss the chance to view this lovely property and envision your future in this delightful home.

****Contact Pinewood Properties for more information or to book a viewing****

Lounge

11'5" x 12'10" (3.48m x 3.92m)

The lounge offers a charming space with a large window that fills the room with natural light. It features a cosy seating area with a mix of armchairs and a sofa, creating a welcoming atmosphere for relaxation. The blue carpet adds a touch of character and warmth to the room.

Dining Room

11'8" x 12'10" (3.54m x 3.92m)

This separate dining room provides a comfortable setting for meals and gatherings. It features patterned green carpet flooring and built-in storage cupboards, lending useful space for dining essentials. A modern wall-mounted fireplace adds a contemporary feel and warmth to the room, while the neutrally painted walls keep the space light and inviting.

Kitchen

7'11" x 6'10" (2.42m x 2.09m)

The kitchen is compact yet practical, fitted with light wood cabinetry and grey work surfaces that provide ample storage and preparation space. It includes a gas cooker, space/plumbing for a washing machine and a space for a tall fridge freezer. A window above the sink lets in natural light, brightening the space.

Bedroom 1

12'10" x 11'0" (3.90m x 3.35m)

Bedroom 1 offers a peaceful retreat with a bright and airy feel, thanks to a large window that allows plenty of natural light. The room is carpeted in a rich blue patterned design and comfortably fits a double bed and bedside tables with lamps, creating a restful environment. There is also ample space for other bedroom furniture, as well as a separate built-in wardrobe space with loft access above.

Bedroom 2

9'11" x 8'8" (3.01m x 2.64m)

Bedroom 2 is a cosy and well-lit room with a neutral décor and a beige carpet. It is designed to accommodate a double bed if required, as well as wardrobe storage or a study space.

Bathroom

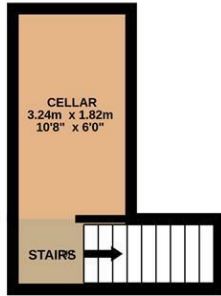
6'9" x 7'9" (2.06m x 2.37m)

The recently renewed bathroom is fully tiled with light-coloured walls and features a white suite comprising a bath, a separate corner shower cubicle, a toilet, and a vanity unit with storage beneath the sink. A frosted window provides natural light while maintaining privacy, and a heated towel rail adds convenience.

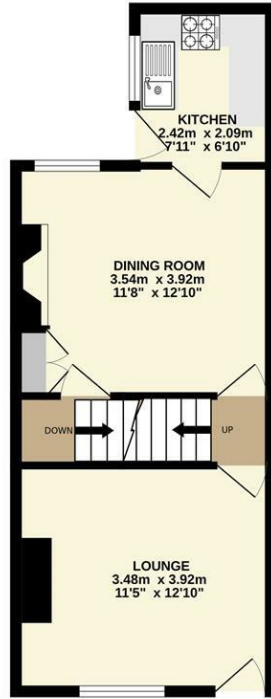
Exterior

The rear garden is a delightful and private outdoor space, enjoying a sunny position. From the kitchen, a paved patio leads to a raised lawn bordered by wooden fencing, with a mature tree adding greenery and shade. The garden also benefits from multiple brick-built outbuildings and sheds, providing excellent storage options or potential for conversion into a charming summer house, as neighbouring properties have done. Perfect for relaxing or al fresco dining, this well-designed garden offers both practicality and charm. To the front on street parking is available

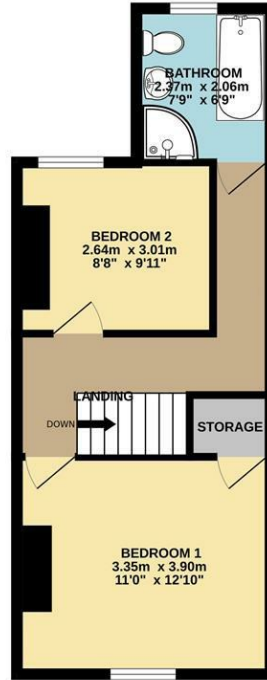
BASEMENT
9.3 sq.m. (100 sq.ft.) approx.



GROUND FLOOR
35.5 sq.m. (382 sq.ft.) approx.

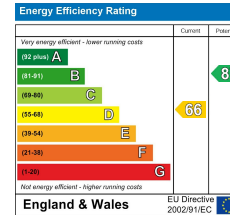


1ST FLOOR
34.3 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 79.2 sq.m. (852 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A reservation agreement maybe available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

General Information

Central Heating Boiling warranty until 2031

Fully rewired 2007

Full EICR condition report done 2022

Potential for garden outbuildings to be converted into a garden leisure room as done by neighbours

Potential for loft space to be converted into a third bedroom

Ideal proximity to direct bus services to Sheffield and Chesterfield, 2 minute drive to A61 dual carriageway

Mortgage Advice

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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