



Newbridge Street, Old Whittington, Chesterfield, Derbyshire S41 9HN

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Auction Guide £170,000

PINEWOOD



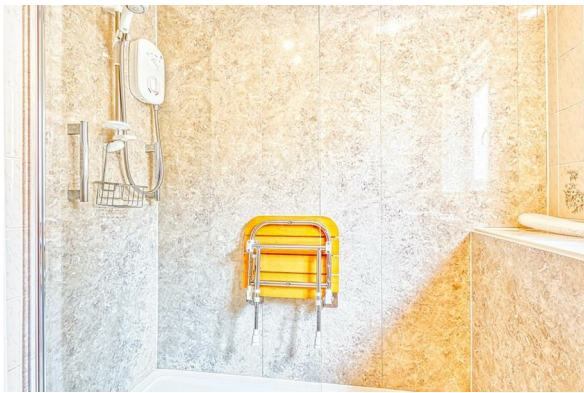
**Newbridge Street
Old Whittington
Chesterfield
Derbyshire
S41 9HN**

Auction Guide £170,000

**3 bedrooms
1 bathroom
1 reception**

- NO CHAIN
- DUAL ASPECT LOUNGE
- KITCHEN DINER
- GATED DRIVEWAY WITH SINGLE GARAGE
- REAR SECURE SOUTH FACING COURTYARD
- MODERN SHOWER ROOM WITH WALK IN SHOWER
 - TWO DOUBLE BEDROOMS AND A SINGLE
 - BUILT IN WARDROBES TO TWO BEDROOMS
 - SCOPE FOR MODERNISATION
- COUNCIL TAX BAND C - GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

****NO CHAIN**SCOPE FOR MODERNISATION**REAR SOUTH FACING EASILY MAINTAINED COURTYARD**TRADITIONALLY BUILT**EXCELLENT CONDITION****

Pinewood Properties are delighted to offer this THREE BEDROOM DETACHED well maintained bungalow situated in the village of Old Whittington, close to all the local amenities and only a short drive into the towns of Chesterfield, Eckington and Dronfield, close to commuter routes, bus routes and access to Sheffield. The property has scope for modernisation and comprises a porch, entrance hall, kitchen diner, dual aspect generous lounge, inner hall, shower room with walk in shower enclosure, two double bedrooms, one with built in wardrobes and a single bedroom with built in wardrobes. To the front is a larger than average gated driveway for up to three vehicles, well stocked rocky and single detached garage. To the rear is a secure easily maintained courtyard. uPVC Double Glazing and Gas Central Heating.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

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A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Hall/Porch

The bungalow is entered through the uPVC door into the porch area with tiled flooring and painted decor. A door leads into the hallway with carpet, painted decor and radiator.

Kitchen Diner

18'5" x 8'11" (5.63 x 2.72)

The dual aspect kitchen diner has a good range of wooden wall and base units with a complimentary laminated worktop with tiled surrounds incorporating a 1 1/2 bowl sink with mixer tap, space/plumbing for a washing machine, under counter fridge and freezer and slot in cooker. With painted decor, vinyl flooring, two radiators, two uPVC windows, uPVC side door and space for a dining table.

Lounge

18'11" x 11'9" (5.78 x 3.59)

The dual aspect generous lounge has two uPVC windows, carpet, wallpaper/painted decor with coving, two radiators and stone fireplace.

Bedroom One

11'10" x 9'10" (3.62 x 3.02)

This double bedroom to the rear aspect has carpet, painted decor, radiator and uPVC window.

Bedroom Two

10'11" x 9'7" (3.34 x 2.93)

This double bedroom to the rear aspect has carpet, painted decor, radiator, uPVC window and built in mirrored sliding wardrobes.

Bedroom Three

9'0" x 8'11" (2.75 x 2.72)

This single bedroom has carpet, painted decor, radiator, uPVC window and built in wardrobes.

Shower Room

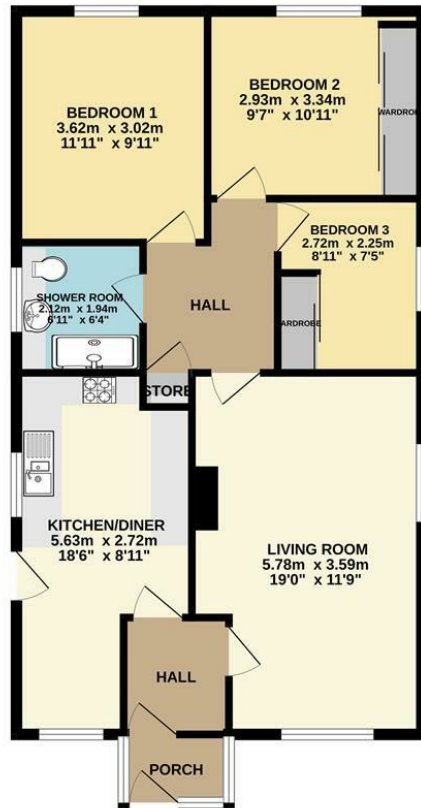
6'11" x 6'4" (2.12 x 1.94)

The modern shower room has a walk in shower enclosure with seat, cistern w.c and a ceramic sink with mixer tap with built in storage under, with fully tiled walls, vinyl flooring, extractor, radiator and uPVC obscure window.

Inner Hall

The inner hall has carpet, painted decor, built in storage cupboard and loft access.

GROUND FLOOR
72.8 sq.m. (783 sq.ft.) approx.



TOTAL FLOOR AREA: 72.8 sq.m. (783 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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Outside

To the front is a well stocked rockery garden, gated driveway parking for up to three vehicles and access into the single detached garage. To the rear is a fully enclosed south facing pleasant and easily maintained slatted courtyard.

Single Garage

18'5" x 10'5" (5.62 x 3.19)

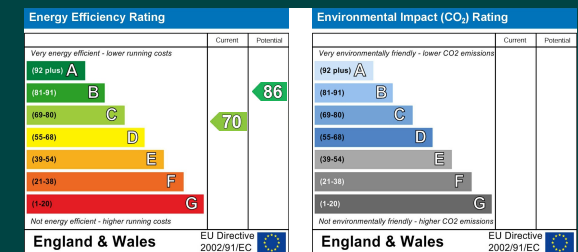
This is a single detached garage with lighting and one power socket. Manual up and over door and side access door into the rear courtyard.

General Information

TENURE: FREEHOLD
ENERGY PERFORMANCE RATING: TBC
TOTAL FLOOR AREA: 783.00 SQ FT / 72.8 SQ M
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
COUNCIL TAX BAND C
LOFT
FULL HOUSE AND GARAGE ALARM

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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