



12 Newbridge Street,
Old Whittington, S41 9HN

£200,000

W
WILKINS VARDY

£200,000

DETACHED BUNGALOW ON CORNER PLOT - TWO DOUBLE BEDS - MODERN SHOWER ROOM - NO CHAIN

A detached bungalow occupying a corner plot, offered for sale with no upward chain. Requiring some cosmetic improvement, this property presents an excellent opportunity for buyers looking to personalise their next home.

The accommodation comprises a welcoming entrance hall, a spacious living room, a fitted kitchen with integrated cooking appliances, two double bedrooms, the master bedroom having a range of fitted furniture, a modern shower room, and a separate WC. Externally, the property benefits from low maintenance decorative pebble gardens, together with a single garage and driveway providing off street parking.

Newbridge Street is a popular address, well placed for accessing the nearby amenities in Old and New Whittington and Whittington Moor, and ideally placed for routes into the Town Centre, Dronfield and Sheffield.

An early viewing is highly recommended to appreciate the potential and desirable plot position on offer.

- WELL MAINTAINED DETACHED BUNGALOW ON CORNER PLOT
- SPACIOUS LIVING ROOM
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO DOUBLE BEDROOMS, THE MASTER BEDROOM HAVING A RANGE OF FITTED FURNITURE
- MODERN SHOWER ROOM & SEPARATE WC
- SINGLE GARAGE & DRIVEWAY PARKING
- LOW MAINTENANCE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- REQUIRES SOME COSMETIC IMPROVEMENT
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 68.5 sq.m./738 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

A uPVC double glazed side entrance door opens into the ...

Kitchen

12'2 x 9'0 (3.71m x 2.74m)
Being part tiled and fitted with a range of oak wall, drawer and base units with work surfaces over, including a breakfast bar.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor canopy over.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
A door gives access to a useful built-in storage cupboard.
Tile effect vinyl flooring.

Living Room

14'11 x 14'8 (4.55m x 4.47m)
A spacious front facing reception room having a feature stone effect fireplace with inset coal effect electric fire.

Entrance Hall

A good sized hallway having a built-in storage cupboard. A uPVC double glazed door with matching glazed side panels gives access onto the side of the property.

Bedroom One

14'7 x 10'10 (4.45m x 3.30m)
A good sized rear facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage units, drawer units and vanity area.

Bedroom Two

10'10 x 9'4 (3.30m x 2.84m)
A rear facing double bedroom.

Shower Room

6'0 x 5'8 (1.83m x 1.73m)
Being part tiled/part waterproof boarding and fitted with a white 2-piece suite comprising a corner shower cubicle with mixer shower, and a semi recessed hand wash basin with storage below.
Additional storage unit.
Vinyl flooring.

Separate WC

Having a tiled floor and fitted with a low flush WC.

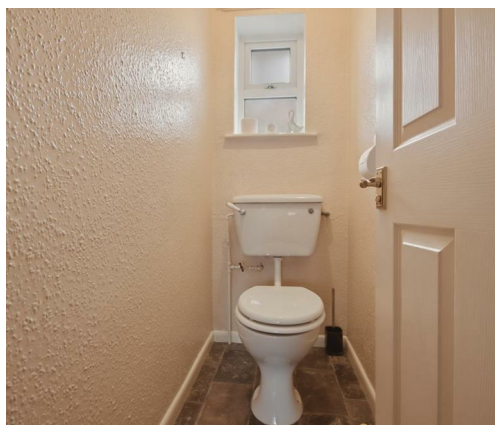
Outside

To the front of the property there is a low maintenance decorative pebble garden interspersed with a variety of plants and shrubs.

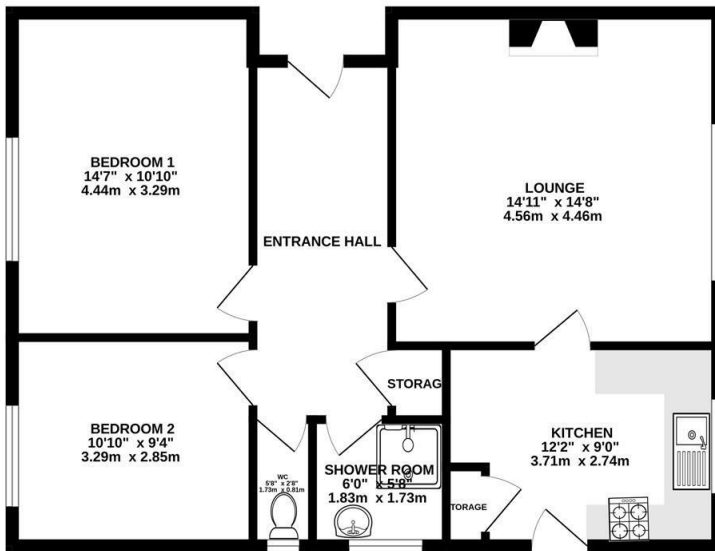
To the left hand side of the property there is a tarmac and block paved driveway providing ample off street parking, leading to a Brick Built Single Garage with 'up and over' door and side personnel door.

To the right hand side of the property a path gives access to a side entrance door which opens to the entrance hall.

The enclosed south east facing rear garden is again low maintenance decorative pebble with some plants and shrubs. There is also a hardstanding area at the rear of the garage suitable for a garden shed.



GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq ft. (68.5 sq.m.) 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.
Made with Memphis 12/2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

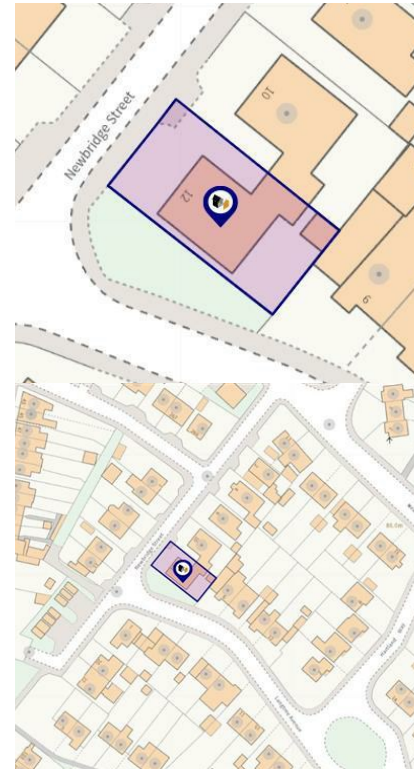
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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