



12 Wellington Street,
New Whittington, S43 2BJ

£129,950

W
WILKINS VARDY

£129,950

TWO BED END TERRACE - RE-FITTED BATHROOM - OFF STREET PARKING TO THE REAR

This delightful end terraced house on Wellington Street offers a perfect blend of comfort and convenience. Spanning an impressive 899 square feet, the property features two well proportioned reception rooms, providing ample space for both relaxation and entertaining. The property also boasts a kitchen with a conservatory off, and a useful cellar. With two double bedrooms and a re-fitted bathroom, this is a home that will attract a variety of buyers. Outside, there is an enclosed rear garden and off street parking.

Located in an established residential area, the property is well placed for accessing the local schools, parks and amenities, and is readily accessible for commuter links into Chesterfield Town Centre and towards Dronfield and Sheffield.

In summary, this property on Wellington Street is a wonderful choice for anyone seeking a comfortable home in New Whittington. Do not miss the opportunity to make this house your own.

- WELL PROPORTIONED END TERRACED HOUSE
- TWO RECEPTION ROOMS
- USEFUL CELLAR
- KITCHEN WITH CONSERVATORY OFF
- TWO GOOD SIZED DOUBLE BEDROOMS
- RE-FITTED FAMILY BATHROOM
- ENCLOSED WEST FACING REAR GARDEN
- CAR STANDING SPACE TO THE REAR
- EPC RATING: E

General

Gas central heating
uPVC double glazed windows and doors (except front entrance door)
Gross internal floor area - 83.6 sq.m./899 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A timber framed and glazed front entrance door opens into the ...

Living Room

12'7 x 10'11 (3.84m x 3.33m)
A front facing reception room having a feature tiled fireplace with an inset electric fire.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

12'7 x 11'1 (3.84m x 3.38m)
A rear facing reception room having a feature fireplace with painted fire surround, marble inset and hearth and an inset living flame coal effect gas fire.
A door gives access to steps which lead down into the cellar.

Cellar

14'3 x 6'3 (4.34m x 1.91m)
A useful storage area with light and power.

Kitchen

9'0 x 5'8 (2.74m x 1.73m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and a freestanding cooker.
Vinyl flooring.
A door from here gives access into the ...

uPVC Double Glazed Conservatory

9'0 x 6'11 (2.74m x 2.11m)
Having a tiled floor and a uPVC double glazed door giving access onto the rear of the property.

On the First Floor

Bedroom One

12'7 x 10'11 (3.84m x 3.33m)
A good sized front facing double bedroom having a built-in over stair storage cupboard.

Bedroom Two

12'7 x 11'1 (3.84m x 3.38m)
A good sized rear facing double bedroom currently used as a music room/office.
Loft access hatch with pull down loft ladder to boarded roof space with lighting.
A door from here gives access into the ...

Re-Fitted Bathroom

9'0 x 5'8 (2.74m x 1.73m)
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap and an electric shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

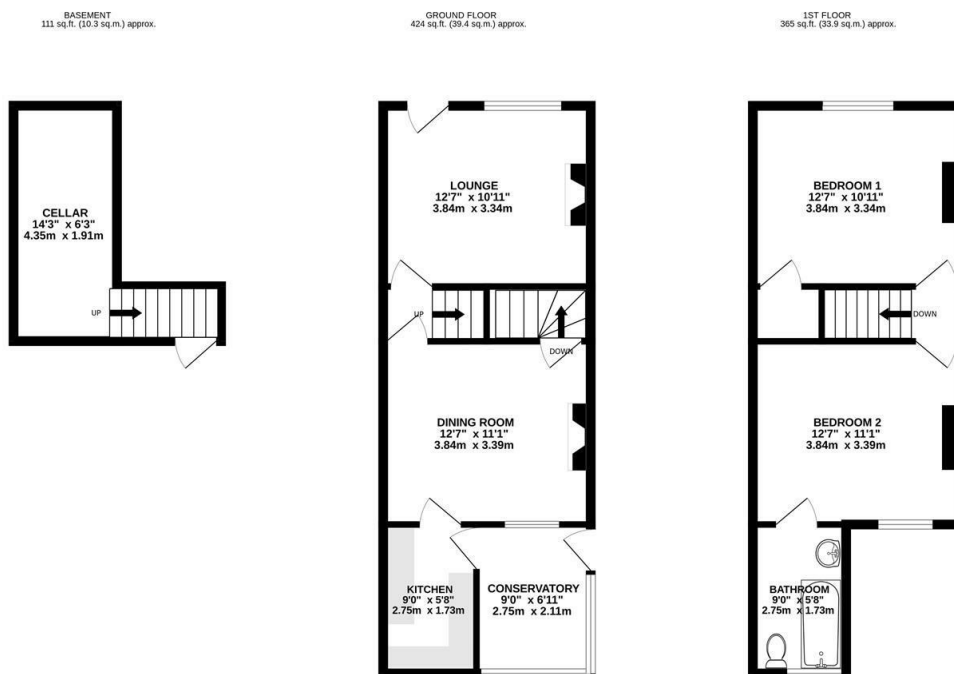
Outside

There is a walled forecourt garden with plants and shrubs.

To the rear of the property there is an enclosed west facing garden which is paved and has a variety of plants and shrubs. Two steps lead up to a gate which opens to a car standing space, which is accessed from a rear service road.

There are also two brick built outbuildings, one of which is used for storage and the other has a WC and outside tap.







TOTAL FLOOR AREA: 899 sq ft. (83.6 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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 

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RICS



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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, gas fire, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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 Consultants.



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