

24, Avenue Road, Whittington Moor, S41 8TA

£175,000



*** This handsome THREE Bedroomed Period Semi Detached House contains nearly 1300 Sq. Ft. of immaculately presented and beautifully appointed accommodation that retains many original features, whilst benefitting from attractive modern fittings**

*** NO CHAIN - EARLY POSSESSION AVAILABLE**

*** It occupies a cul-de-sac location within 1/4 mile of the amenities on Whittington Moor and readily accessible to Sheffield via the Dronfield By Pass**



*** Gas Central Heating and uPVC Double Glazing**

*** It also contains Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Utility Room, Store, WC, Family Bathroom and Shower Room/WC**

*** Outside: There is a gated car standing space and low maintenance gardens to front and rear**



General

- Gas central heating (Combi Boiler)
- uPVC double glazed windows and doors
- Gross internal floor area 120.1 sq.m/1293 sq.ft
- Council Tax Band - B
- Secondary School Catchment Area - Meadows Community School

On the Ground Floor

Entrance Porch

Entrance Hall

Lounge 14'2 into bay x 13'6

- Having a contemporary wall mounted electric fire (gas available)
- Bay with sash windows
- Picture rail

Dining Room 12'0 x 11'6

- Having a contemporary wall mounted electric fire (gas available)

Kitchen 11'4 x 10'2

- Fitted with a range of beech finish wall, drawer and base units having work surfaces over with tiled surrounds
- Inset one and a half bowl single drainer stainless steel sink with mixer tap
- Integrated electric oven and 4-ring gas hob with concealed extractor over
- Space for fridge
- Original quarry tiled floor
- Door to Cellar

Rear Entrance Porch

- With WC and Store Room off

Utility Room 7'0 x 6'2

- Fitted with cream shaker style wall and base units with work surfaces over, having tiled splashbacks

- Inset single drainer stainless steel sink
- Space and plumbing for automatic washing machine and dishwasher
- Space for tumble dryer

On the First Floor

Landing

Master Bedroom Suite 10'10 x 10'2

- A rear facing double room, comprising of:-

Dressing Room 9'9 x 6'0

- Which leads to

En Suite Shower Room

- Containing a 3-piece white suite comprising walk-in double shower cubicle with mains shower, pedestal wash basin and high flush WC
- Heated vertical towel radiator

Bedroom Two 13'3 x 12'0

- A front facing double room

Bedroom Three 12'0 x 11'6

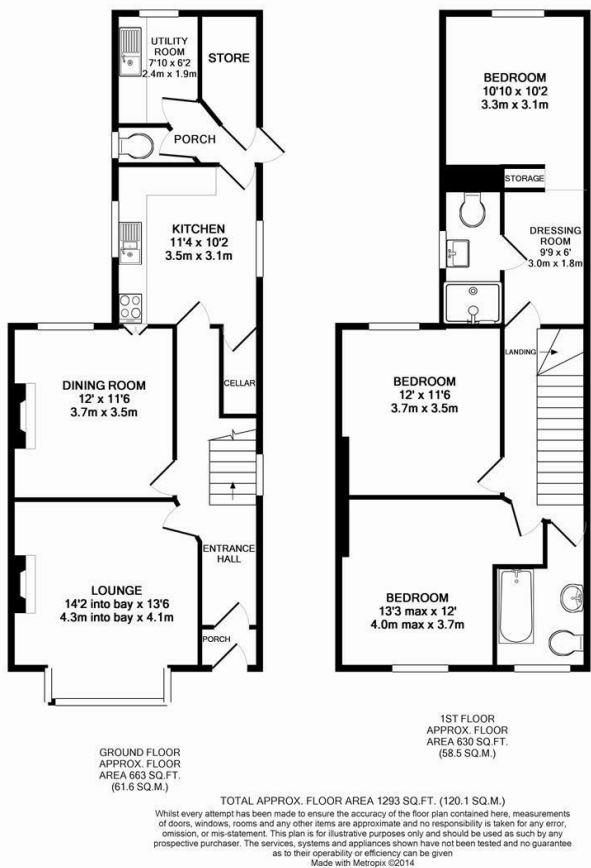
- A rear facing double room

Bathroom/WC

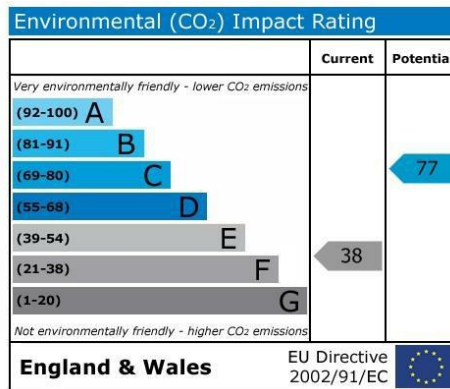
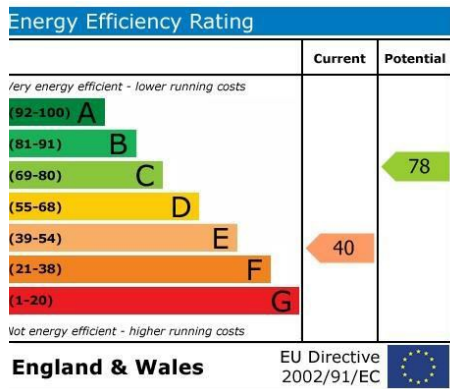
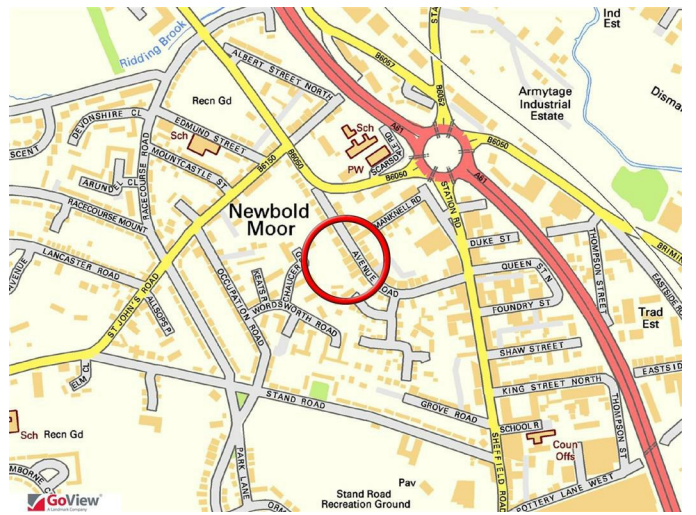
- Fully tiled and containing a 3-piece white suite comprising panelled bath with shower over and glass shower screen, pedestal wash basin and low flush WC
- Vertical towel radiator

Outside

- To the front there is gated access to car standing space, together with low maintenance garden with slate area and cherry tree
- To the rear there is an enclosed south west facing garden with paved patio area, lawned garden with well stocked borders, gravelled seating area and Summer House







VIEWINGS: All viewings are to be arranged through the agent.

Property Misdescriptions Act 1991
 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, kitchen appliances, shower units, 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 Meadows Community 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.