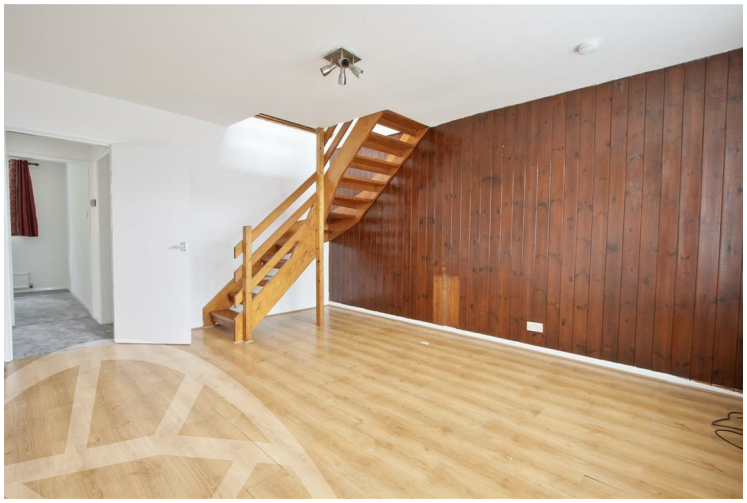


263 Prospect Road,
Old Whittington, S41 9DE

OFFERS AROUND

£155,000

WILKINS VARDY

OFFERS AROUND

£155,000

SEMI DETACHED BUNGALOW - HUGE POTENTIAL - TWO DOUBLE BEDS & SPACIOUS ATTIC ROOM - NO CHAIN

Offered for sale with no chain is this delightful semi detached property which offers 932 square feet of neutrally presented and well proportioned accommodation. The home features a good sized reception room and a dual aspect kitchen with integrated cooking appliances. There are also two double bedrooms, a family bathroom and a spacious attic room which could become a third bedroom with the necessary consents and approvals. Outside, there are mature gardens to the front and rear, together with off street parking.

Located in an established residential area, the property is well placed for accessing local shops and amenities and is readily accessible for transport links towards Chesterfield, Dronfield and Sheffield.

- SEMI DETACHED BUNGALOW
- GOOD SIZED LIVING ROOM
- DUAL ASPECT KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- FAMILY BATHROOM
- SPACIOUS ATTIC ROOM
- DRIVEWAY PARKING
- MATURE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 86.6 sq.m./932 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Kitchen

13'2 x 7'10 (4.01m x 2.39m)
A dual aspect room, being part tiled/part wood panelling and fitted with a range of wall, drawer and base units with wood work surfaces over.
Belfast sink with mixer tap.
Integrated appliances to include an electric eye level oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.
Built-in storage cupboard.
Laminate flooring.

Living Room

15'4 x 11'11 (4.67m x 3.63m)
A good sized front facing reception room, fitted with laminate flooring and having wood panelling to one wall.
An open tread staircase rises to the First Floor accommodation.

Inner Hall

Bedroom One

10'11 x 10'8 (3.33m x 3.25m)
A good sized rear facing double bedroom.

Bedroom Two

15'0 x 8'9 (4.57m x 2.67m)
A rear facing double bedroom having a range of fitted wardrobes with sliding doors and overhead storage.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

On the First Floor

Attic Room

19'8 x 17'0 (5.99m x 5.18m)
A spacious room with useful eaves storage and two windows overlooking the front of the property. This rooms offers huge scope to create a master bedroom, subject to obtaining the necessary consents and approvals.

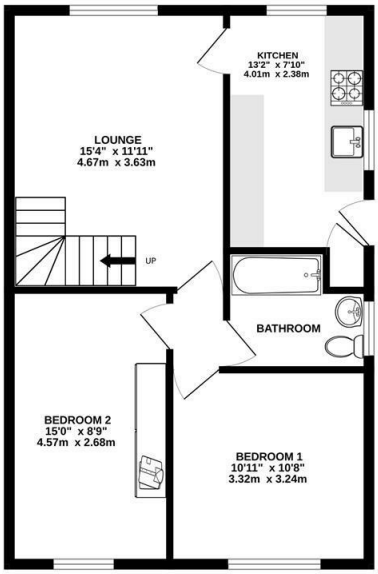
Outside

To the front of the property there is a lawned garden with some mature plants and shrubs and a large conifer.

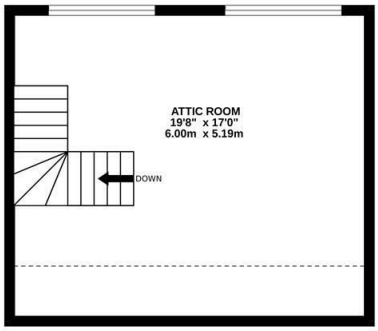
A paved and gravelled driveway provides off street parking.

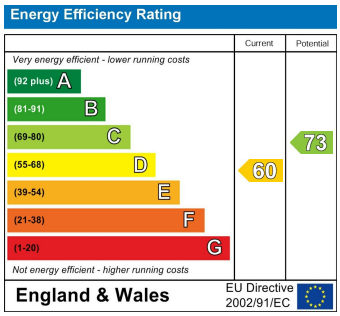
To the rear of the property there is a paved patio/seating area with three steps leading up to a lawned garden

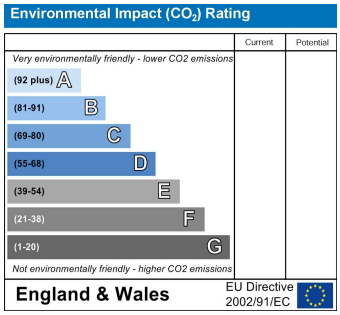
GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.







TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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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, kitchen appliances, 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.

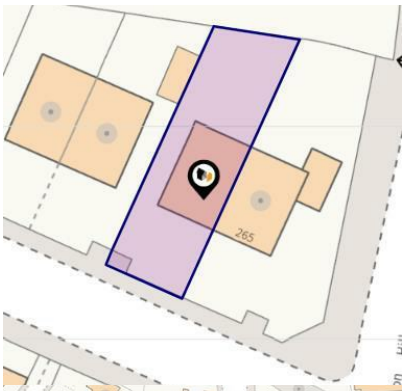
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk