26 Victoria Street North,
Old Whittington, S41 9DW

OFFERS AROUND

£190,000

WILKINS VARDY

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DETACHED BUNGALOW - TWO BEDS - DETACHED GARAGE & DRIVEWAY PARKING - NO CHAIN

A well appointed detached bungalow offered for sale with no upward chain. This neutrally presented home features an entrance porch which opens into a generous living room, a fitted kitchen, two well proportioned bedrooms, and a wet room. Externally, the property benefits from a detached garage, car port, and driveway providing ample off street parking, together with low maintenance gardens to both the front and rear. An excellent opportunity for those seeking convenient single storey living in a desirable setting.

Located in an established residential neighbourhood, the property is well placed for local amenities and is readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield.

- WELL PROPORTIONED DETACHED BUNGALOW
- ENTRANCE PORCH OPENING INTO A SPACIOUS LIVING ROOM
- KITCHEN
- FULLY TILED WET ROOM/WC
- TWO GOOD SIZED BEDROOMS
- DETACHED GARAGE, CAR PORT & DRIVEWAY
- LOW MAINTENANCE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- EPC RATING: D

## General

Gas central heating
uPVC sealed unit double glazed windows and composite doors
Gross internal floor area - 53.4 sq.m./575 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

A composite front entrance door opens into a ...

## Entrance Porch

Being dual aspect and fitted with vinyl flooring. An opening leads through into the ...

## Living Room

13'10 x 13'3 (4.22m x 4.04m)
A generous reception room fitted with laminate flooring and having a feature fireplace with inset electric fire.
A door gives access to a inner hall, and double doors give access into the kitchen.

## Kitchen

9'4 x 6'8 (2.84m x 2.03m)
Fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Space is provided for a freestanding cooker having a concealed extractor over.
The washing machine and under counter fridge and freezer are included in the sale.
Tiled flooring.

## Inner Hall

Having a composite door opening onto the side of the property.

## Shower Room

6'8 x 6'6 (2.03m x 1.98m)
Being fully tiled and having a shower area with half height shower doors and an electric shower, pedestal hand wash basin and a low flush WC.

## Bedroom One

13'3 x 10'6 (4.04m x 3.20m)
A generous rear facing double bedroom.

## Bedroom Two

9'5 x 6'7 (2.87m x 2.01m)
A rear facing single bedroom.

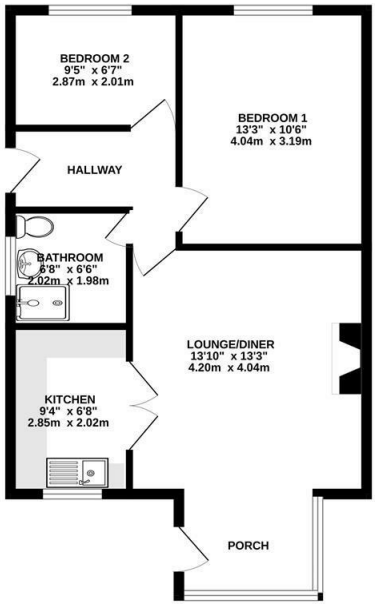
## Outside

There is a low maintenance decorative pebble garden interspersed with plants, shrubs and trees.

A tarmac driveway provides off street parking and leads to double gates which open and give access to a car port and Detached Garage beyond, the garage having an 'up and over' door and side personnel door.

To the rear of the property there is an enclosed yard with garden shed.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.




TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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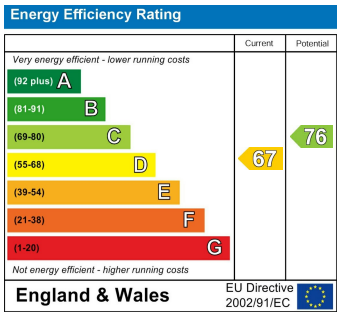


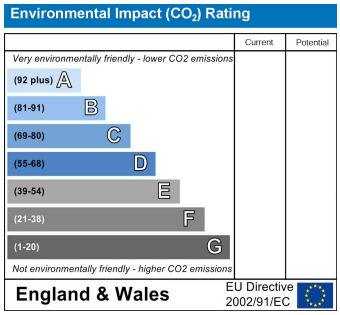


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## VIEWINGS

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.

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, 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.

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

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