



11 Green Street,  
Old Whittington, S41 9JG

£140,000

W  
WILKINS VARDY

# £140,000

TWO BED SEMI DETACHED HOUSE - REQUIRES COSMETIC UPGRADING/MODERNISATION - DETACHED GARAGE - NO CHAIN

Offered for sale with no upward chain is this generously proportioned semi detached home offering excellent potential for cosmetic upgrading and refurbishment, ideal for buyers looking to create a home to their own taste. The accommodation comprises a bright dual aspect living room, fitted kitchen, rear entrance hall with WC off, two good sized double bedrooms, and a bathroom. Externally, the property benefits from low maintenance gardens, a driveway providing off street parking, and a detached garage.

The property is situated in an established residential neighbourhood, well placed for accessing the local amenities in Old Whittington and on Whittington Moor, as well as being readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield.

- GENEROUSLY PROPORTIONED SEMI DETACHED HOUSE
- SPACIOUS DUAL ASPECT LIVING ROOM
- REAR ENTRANCE HALL WITH WC OFF
- BATHROOM/WC
- LOW MAINTENANCE GARDENS
- REQUIRING SOME COSMETIC UPGRADING/MODERNISATION
- KITCHEN
- TWO GOOD SIZED DOUBLE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- EPC RATING: D

## General

Gas central heating (Worcester Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 65.0 sq.m./700 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

17'11 x 11'0 (5.46m x 3.35m)  
A spacious dual aspect reception room having a wall mounted electric fire.

## Kitchen

9'5 x 9'0 (2.87m x 2.74m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker.  
A door gives access to a useful built-in pantry.  
Vinyl flooring.

## Rear Entrance Hall

Having a door opening to a WC, and a uPVC double glazed door giving access onto the rear of the property.

## WC

Fitted with a low flush WC.

## On the First Floor

## Landing

Having a built-in storage cupboard.

## Bedroom One

11'11 x 11'0 (3.63m x 3.35m)  
A good sized rear facing double bedroom having two built-in storage cupboards.

## Bedroom Two

11'11 x 9'0 (3.63m x 2.74m)  
A good sized rear facing double bedroom.

## Bathroom

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

## Outside

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

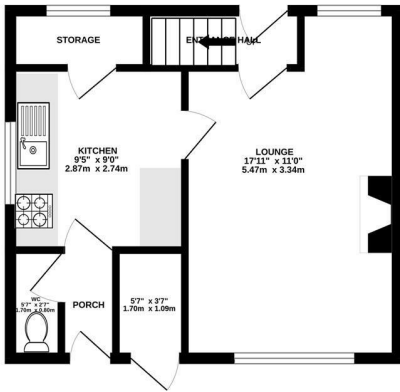
A driveway provides off street parking and continues down the side of the property (restricted access) to a Detached Single Garage.

To the rear of the property there is a uPVC door which opens to an Integral Store.

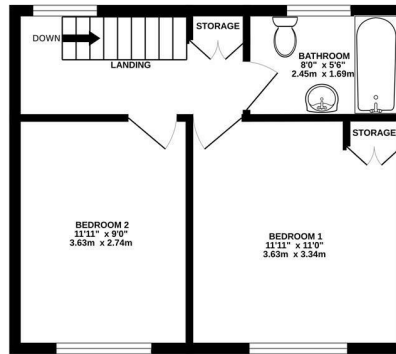
The rear garden is low maintenance decorative pebble and plum slate which is interspersed with plants and shrubs..



GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 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 Metropix ©2020

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	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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, 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

wilkins-varDY.co.uk