81 Burnbridge Road,
Old Whittington, S41 9LP

£140,000

WILKINS VARDY

£140,000

AFFORDABLE FAMILY HOME ON CORNER PLOT - SINGLE GARAGE - NO CHAIN - SOME COSMETIC UPGRADING REQUIRED

Offered for sale with no chain, this delightful semi detached house on Burnbridge Road offers 742 sq.ft. of well proportioned and easily managed accommodation, making this an ideal home for first time buyers, small families or someone looking to downsize.

Upon entering the property you are welcomed into a generous bay fronted living room. Beyond here there is a good sized dual aspect kitchen. There are also two double bedrooms and a bathroom. Outside, there are gardens to the front and rear, together with a single garage.

Located in an established residential area, the property is within easy access of local amenities and readily accessible for transport links towards Chesterfield, Dronfield and Sheffield.

- WELL PROPORTIONED SEMI DETACHED HOUSE ON CORNER PLOT
- BAY FRONTED LIVING ROOM
- GOOD SIZED DUAL ASPECT KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- MATURE FRONT & REAR GARDENS
- SINGLE GARAGE TO THE REAR
- NO CHAIN
- EPC RATING: C

General
Gas central heating (Worcester Greenstar Combi Boiler - Installed in 2025)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 68.9 sq.m./742 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor
A uPVC double glazed door opens into a ...

Entrance Porch
With an internal door opening to a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Living Room
14'10 x 13'9 (4.52m x 4.19m)
A generous bay fronted reception room having a feature fireplace with an inset coal effect electric fire.
Laminate flooring.

Kitchen
17'10 x 9'2 (5.44m x 2.79m)
A dual aspect room, spanning the full width of the property. 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 is provided for a washing machine, and there is also space for a freestanding cooker and a fridge/freezer.
Under stair storage area.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing
Having a built-in storage cupboard.

Bedroom One
11'11 x 11'5 (3.63m x 3.48m)
A good sized front facing double bedroom.

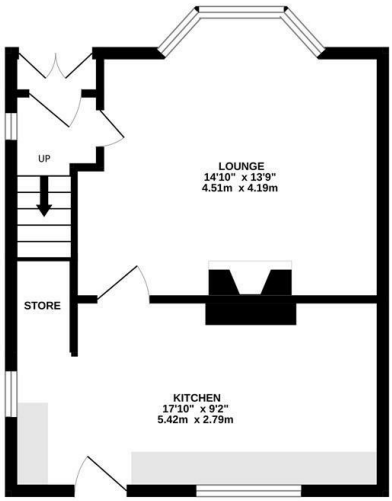
Bedroom Two
11'11 x 9'6 (3.63m x 2.90m)
A good sized rear facing double bedroom fitted with laminate flooring and having a built-in wardrobe.

Bathroom
7'2 x 5'11 (2.18m x 1.80m)
Fitted with a white 3-piece suite comprising of a panelled bath with tiled splashback, glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor.

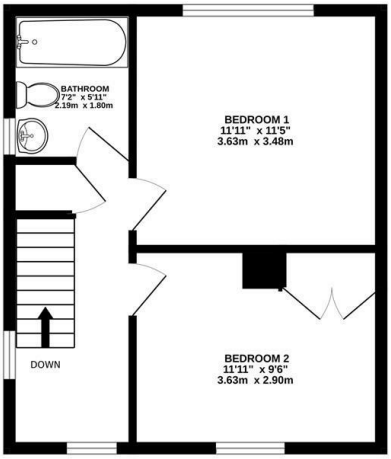
Outside
To the front of the property there is a lawned garden and a paved path leading up to the front entrance door.

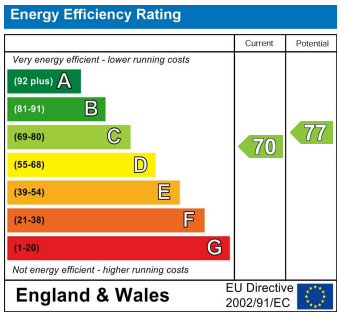
A gate gives access to the side of the property where there is a paved patio. Beyond here there is a further area which has the potential to become additional off street parking. There is also a lawned garden with central path leading down to a hardstanding area with a garden shed and access via a personnel door into the Single Garage which is accessed via a service road at the side of the property.

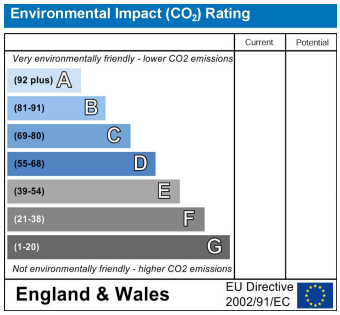
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.







TOTAL FLOOR AREA : 742 sq.ft. (68.9 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, electric 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.

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

wilkins-vardy.co.uk