

69B Nelson Street,
Whittington Moor S41 8RP

£145,000

WILKINS VARDY

# £145,000

IDEAL STARTER HOME

This three bedroomed semi detached house, offered for sale with No Chain would make an ideal starter home with a South facing rear garden and an integral garage, It is nicely situated within 1.5 miles of the Town Centre, easily accessible to all local amenities on Sheffield Road and ideally placed for commuting via the Dronfield By-Pass well placed for the various amenities on Whittington Moor and for routes into Chesterfield and Sheffield.

- Semi Detached House
- Kitchen
- Three Bedrooms
- Gas Central Heating & uPVC Double Glazing
- South Facing Rear Garden
- Side Entrance Hall
- Lounge/Diner
- Three Piece Bathroom Suite
- Integral Garage
- NO CHAIN

## General
Gas central heating
uPVC double glazed windows
Gross internal floor area 82.2 sq.m./885 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

### Side Entrance Porch (not uPVC Double Glazed)

### Entrance Hall
Having the staircase rising to the First Floor accommodation, built in storage cupboard and laminate flooring.

### Kitchen
9'6 x 8'7 (2.90m x 2.62m)
Fitted with a range of Beech effect wall, drawer and base units with work surfaces over, and tiled splashback
Inset single drainer stainless steel sink with mixer tap
Integrated double oven with four ring gas hob and concealed extractor over
Space and plumbing for an automatic washing machine
Laminate flooring

### Lounge/Diner
17'2 x 10'6 (5.23m x 3.20m)
A good sized rear facing reception room with laminate flooring.

## On the First Floor

### Landing
With three built in cupboards and loft access hatch.

### Bedroom One
12'11 x 11' (3.94m x 3.35m)
A double room overlooking the front of the property with a range of fitted wardrobes.

### Bedroom Two
10'8 x 9'8 (3.25m x 2.95m)
Another good sized double room, with two built in cupboards and overlooking the rear of the property.

### Bedroom Three
7'9 x 7'3 (2.36m x 2.21m)
A single room overlooking the rear of the property.

### Bathroom
Being part tiled and fitted with a white suite comprising panelled bath, with electric shower over, low flush WC and built in wash hand basin with storage below and to the side.

## Outside
To the front of the property is a concrete driveway which provides off road parking and leads to the single integral garage, a small lawned area and a blocked paved path leads to the side entrance porch.

A door to the rear of the porch leads out onto the South facing rear garden which is lawned with raised beds and a hardstanding area for a greenhouse.







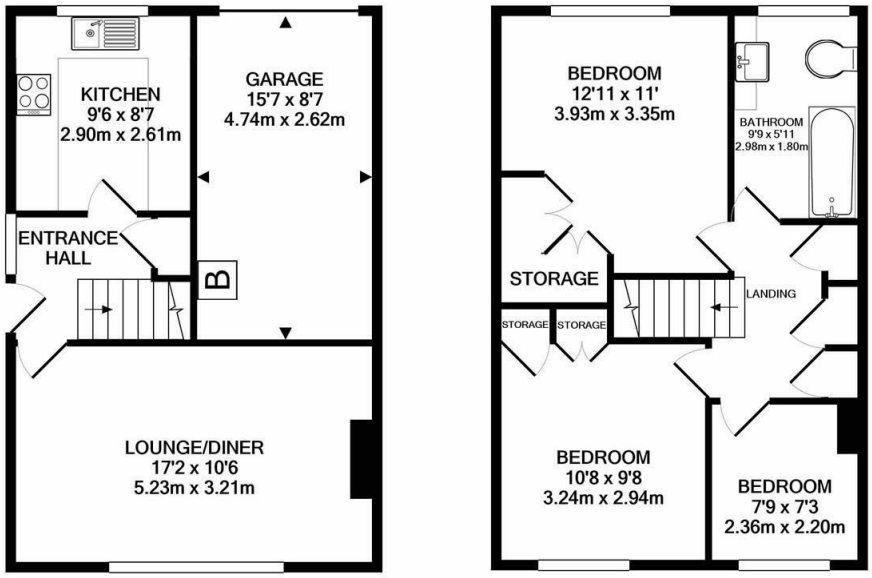

THIS IS MY
HOUSE









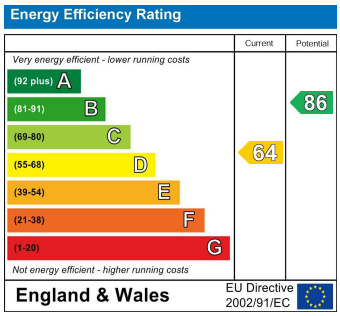


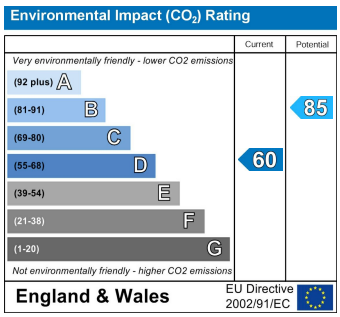

GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, gas 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.

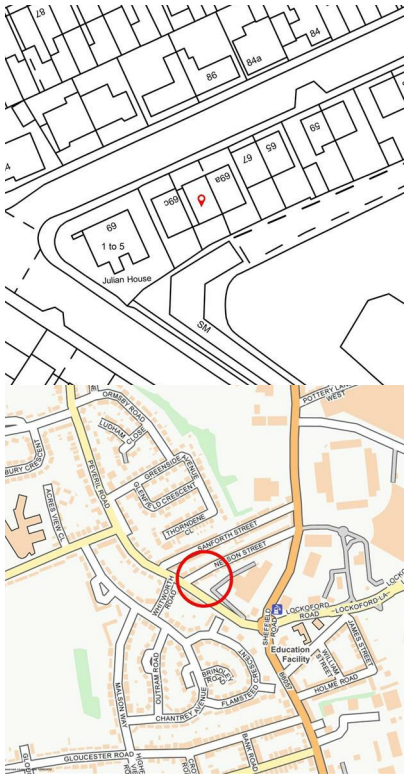
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Consultant.




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

**BOLSOVER** | 14 Town End, Bolsover S44 6DT | **01246 241 806**

**CLAY CROSS** | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-vardy.co.uk