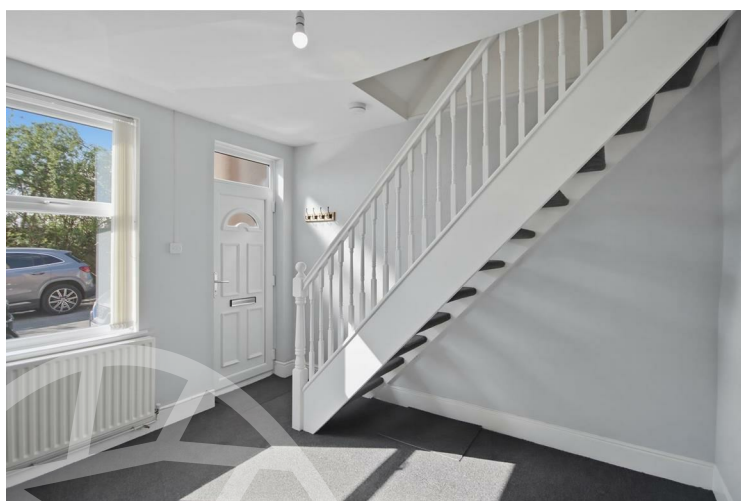




12 Nelson Street,
Whittington Moor, S41 8RT

£135,000

W
WILKINS VARDY

£135,000

IDEAL FIRST TIME BUYER/STARTER HOME - 'READY TO MOVE INTO' - NO CHAIN

A well presented mid terrace home offering well proportioned accommodation throughout. Neutrally decorated and ready for immediate occupation, this property is ideal for first time buyers or investors alike. The ground floor comprises a comfortable living room and a modern fitted kitchen, while the first floor features two bedrooms and a stylish re-fitted bathroom. Outside, there is a low maintenance enclosed rear garden, perfect for relaxing or entertaining. Offered with no onward chain, this home ensures a smooth and straightforward purchase.

Located in a popular residential area, the property is well placed for accessing the local shops and amenities on Sheffield Road, and readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield.

- | | |
|--|--------------------------------------|
| • IDEAL FIRST TIME BUYER/STARTER HOME | • 'READY TO MOVE INTO' ACCOMMODATION |
| • GOOD SIZED LIVING ROOM | • MODERN FITTED KITCHEN |
| • TWO BEDROOMS | • RE-FITTED BATHROOM |
| • LOW MAINTENANCE ENCLOSED REAR GARDEN | • NO CHAIN |
| • POPULAR & CONVENIENT LOCATION | • EPC RATING: C |

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 45.4 sq.m./489 sq.ft
Council Tax Band - A
Tenure - Leasehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Living Room

11'10 x 11'10 (3.61m x 3.61m)
A front facing reception room with open tread staircase rising to the First Floor accommodation.
Built-in base cupboard to the alcove providing TV standing.

Kitchen

11'10 x 8'11 (3.61m x 2.72m)
Being part tiled and fitted with a range of light grey hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven hob with extractor canopy over.
Space and plumbing is provided for a washing machine.
Laminate flooring and downlighting.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

11'10 x 11'10 (3.61m x 3.61m)
A good sized front facing double bedroom.

Bedroom Two

8'11 x 5'6 (2.72m x 1.68m)
A rear facing single bedroom.

Re-Fitted Bathroom

6'3 x 5'7 (1.91m x 1.70m)
Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer tap, hand wash basin with storage below and a concealed cistern WC.
Laminate flooring and downlighting.

Outside

On street parking is available in the area.

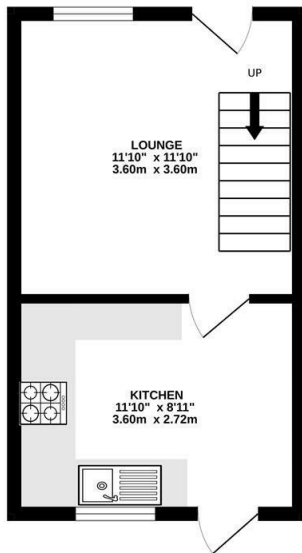
To the rear of the property there is a yard area and paved steps with chipped bark to either side. At the bottom of the garden there is a gate to a gravel path which takes you across the rear of a neighbouring property to a shared gennel.

Additional Information

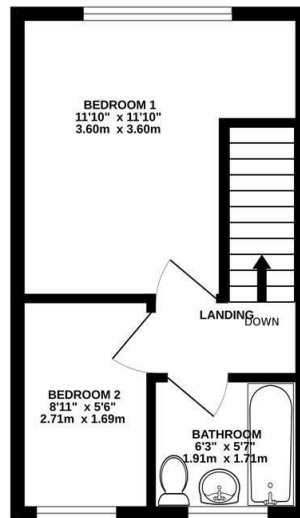
The property is Leasehold with a term of 800 years from 29/09/1893.
667 years remaining.
Rent: £2.00 per annum



GROUND FLOOR
245 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 sq.m.) approx.

While 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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RICS



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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