



103 Whittington Hill, Old Whittington, Chesterfield, Derbyshire S41 9E7

Offers In The Region Of £200,000

- Semi Detached Home
- Well Presented Throughout
- Gas Central Heating
- 10 Solar Photovoltaic Panels 3KW System (Owned)
- Close to Local Shops and Amenities
- Three Bedrooms
- uPVC Double Glazing
- Modern Fitted Kitchen and Bathroom
- Convenient Location for Major Road Networks
- Garage and Well Maintained Gardens

103 Whittington Hill, Chesterfield S41 9EZ

Andersons are delighted to the market this beautifully presented three bedroom semi-detached family home with charming, well maintained gardens to front and rear. This property is well situated in the convenient location of Old Whittington with easy access to the town centre, shops, amenities, supermarkets and as well as Sheffield. The property offers well-presented and well-proportioned accommodation over two floors and benefits from gas central heating, uPVC double glazing throughout, photovoltaic solar panels and a single garage.

The accommodation briefly comprises: Entrance Hall, Living/Dining Room, , fitted modern Kitchen. First Floor: Landing, Bedroom One, Bedroom Two, Bedroom Three and a four piece,Family Bathroom. Outside: There is an enclosed lawned garden to the front and a pleasant easy maintenance east facing rear garden with a Single Garage to the rear of the property accessed by Whitting Valley Road.



Council Tax Band: B



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a uPVC double glazed entrance door with complementary side panels, a tiled floor and a central heating radiator. A staircase rises up to the first floor accommodation and benefits from a built-in under stair storage cupboard.

LIVING/DINING ROOM

21'1" x 10'3"

A light and airy room spanning the full depth of the property and having a uPVC double glazed window to the front elevation and uPVC double glazed 'French' doors to the rear, which open onto the rear garden. This room also has a feature fireplace with living flame coal effect gas fire, coving to the ceiling and a central heating radiator.

KITCHEN

11'1" x 7'10"

Fitted with a comprehensive range of high gloss fronted units above and below wood block effect top work surfaces. Incorporated within is 1 ½ bowl, single drainer, ceramic sink with mixer taps, a single electric oven, with induction hob and extractor over. There is space and plumbing for an automatic washing machine, an integrated dishwasher, integrated microwave and space for a fridge freezer. There are also complimentary Metro' style tiled splash back's, a rear facing UPVC double glazed window, tiled floor and a side facing uPVC double glazed entrance door.

FIRST FLOOR

LANDING

Having a side facing uPVC double glazed window, a built in airing cupboard which houses the hot water cylinder and provides storage.

BEDROOM ONE

11'8" x 10'4"

A generous front facing double bedroom having a uPVC double glazed window and a central heating radiator.

BEDROOM TWO

10'4" x 9'4"

A second good sized bedroom with a central heating radiator and uPVC double glazed window.

BEDROOM THREE

9'1" x 8'1"

A good sized front facing single bedroom with built-in over stairs storage, a central heating radiator and UPVC double glazed window.

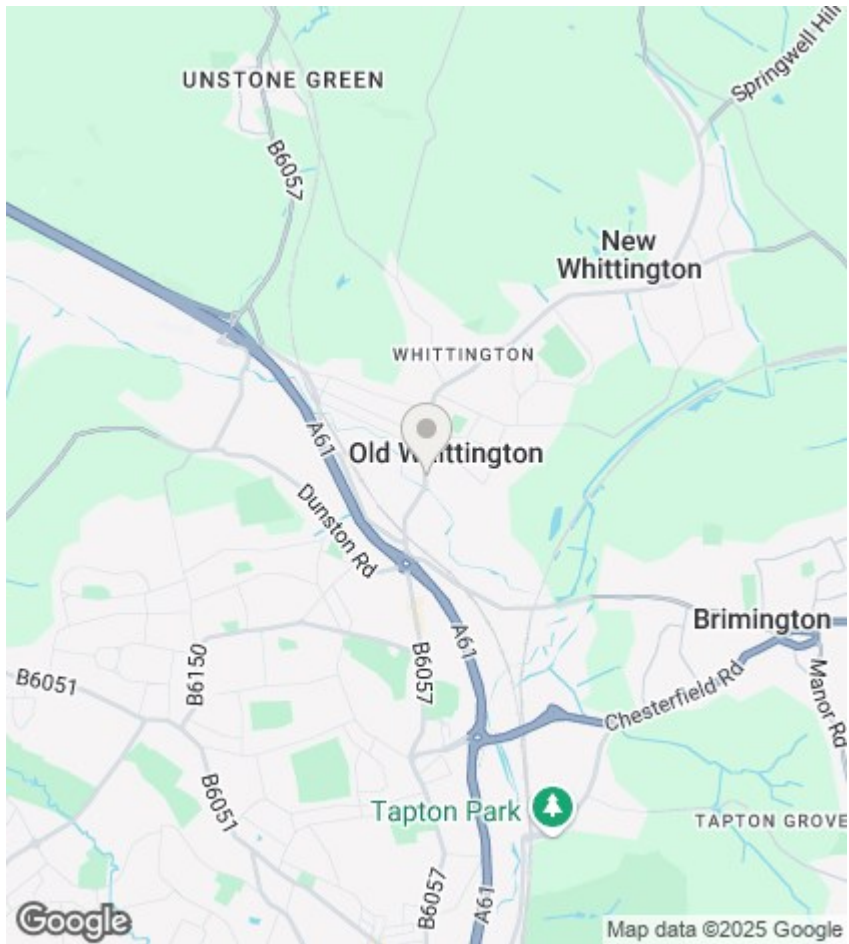
BATHROOM

Being fully tiled and being fitted with a modern four piece suite comprising of a panelled bath, corner shower cubicle with thermostatic twin head shower, vanity wash hand basin with storage below and low flush w/c, a chrome heated towel radiator, tiled walls and uPVC double glazed window.

OUTSIDE

To the front of the property there is a lawned garden which is private and enclosed by hedging.

A block paved path to the side of the property leads past the bin storage area and via a secure timber gate to the low maintenance east facing rear garden comprising a block paved patio, gravel beds with raised borders, greenhouse and garden shed which is alarmed and has power. There is also a Single Garage to the rear of the property accessed from Whitting Valley Road.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

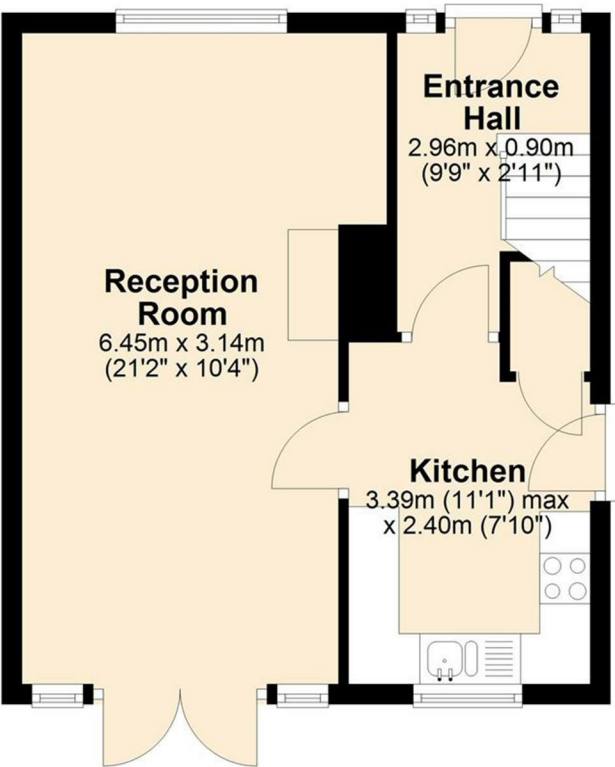
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)

