

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

19 Duke Street, Whitwell



- **Outstanding Two Bedroom Property**
- **Excellent Position Within The Village**
- **Superbly Well-Presented Throughout**

This is a beautifully well-presented two-bedroom family home located within the sought after Village of Whitwell which stands within North Derbyshire and offers a wide range of local amenities including the railway station with access to the Robin Hood line, local doctors' surgery, shopping and easy access to Junction 30 M1. The property has been sympathetically refurbished retaining many original features, is tastefully decorated throughout, benefits of a modern kitchen and fitted family bathroom. The property has been rewired and benefits from gas central heating (new radiators throughout), recently installed injected damp proof course and UPVC double glazing. In brief the accommodation includes, two well-proportioned reception rooms, kitchen, rear lobby and a well-appointed ground floor family bathroom. On the first floor there are two good sized bedrooms. To the rear of the property is a very pleasant garden and enclosed rear yard.

£130,000

19 Duke Street, Whitwell, Notts, S80 4TH

In More Detail

Entrance Hall

UPVC double glazed entrance door, with a feature stained glazed inner door providing access to the inner hall.

Inner Hall

With fitted plate rack and fitted laminate flooring.

Lounge 14'6" x 10'2" (4.42m x 3.09m)

Maximum measurement into the attractive deep square bay window to the front elevation, laminate flooring, central heating radiator.



Dining Room 13'9" x 11'9" (4.19m x 3.58m)

With laminate flooring, central heating radiator.

Rear Lobby

With a UPVC double glazed door leading to the enclosed yard area.

Kitchen 8'1" x 7'10" (2.46m x 2.38m)

Fitted with an attractive range of units incorporating base and drawer units and fitted with contrasting fitted solid timber work surfaces and inset Franke ceramic sink unit with fitted mixer tap, tiled splashback, pantry cupboard.



Bathroom

A well-appointed family bathroom with an elegant suite including low flush up hand basin set in vanity unit with mixer tap, panelled bath with glazed shower screen shower mixer tap. Extensive tiled splashbacks, one wall with feature panelling, aqua board panelled ceiling, fitted extractor fan.



On The First Floor

Bedroom One 13'10" x 11'10" (4.21m x 3.60m)

With walk in cupboard, central heating radiator.



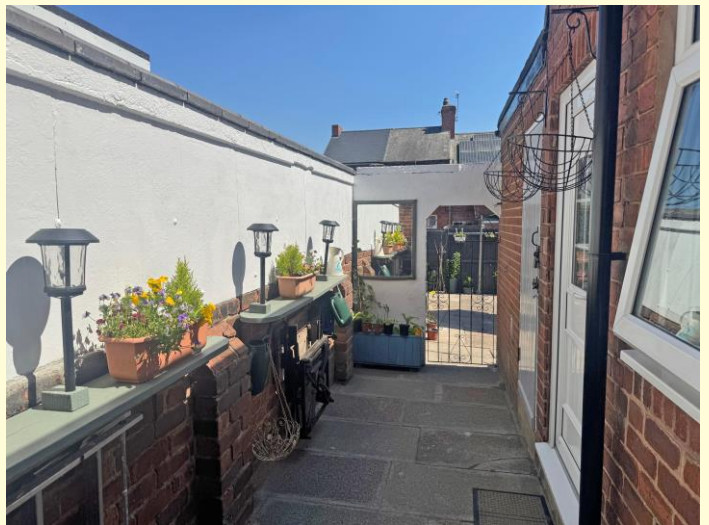
Bedroom Two 13'10" x 11'9" (4.21m x 3.58m)

Central heating radiator.



Outside

The property has a brick wall to the front boundary and access to the front entrance door. The rear garden is in two parts with a private gated paved yard area with outside lighting. Beyond the gate the garden open to a good-sized paved area with raised decking area and lighting. There is a pedestrian access gate to the rear.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.