



George Street, Old Whittington, Chesterfield, Derbyshire S41 9DR

 2  1  1  EPC

£145,000

PINWOOD



**George Street
Old Whittington
Chesterfield
Derbyshire
S41 9DR**

£145,000

**2 bedrooms
1 bathrooms
1 reception**

- IDEAL FOR THE FIRST TIME BUYERS OR INVESTOR - POSS 6.6% GROSS YIELD
 - IN NEED OF MODERNISATION/RENOVATION
 - KITCHEN DINER WITH PANTRY/STORE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - TWO DOUBLE BEDROOMS - DRESSING AREA TO BEDROOM ONE
 - SPACIOUS BATHROOM WITH WHITE SUITE - BATH ONLY
- ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
 - IDEAL FOR ACCESS TO THE MAIN COMMUTER ROUTES
 - CLOSE TO ALL THE VILLAGE AMENITIES
- REAR ENCLOSED WEST FACING GARDEN WITH PATIO AND LAWN TWO STORES BUILT INTO HOUSE





IDEAL FOR THE FIRST TIME BUYERS OR INVESTORS - NO CHAIN.... Located on George Street in the charming village of Old Whittington, Chesterfield, Derbyshire, this semi-detached house is a perfect opportunity for first-time buyers or investors alike.

Situated in a prime location close to all village amenities and with easy access to main commuter routes, this property presents a fantastic opportunity for those seeking a project to modernise and renovate to their taste. With a potential gross yield of 6.6% and a council tax band A, this home is not to be missed.

Boasting an entrance hall, cosy reception room, the kitchen diner, complete with a pantry/store, provides a lovely space for cooking and dining, while upstairs the two double bedrooms, including a dressing area in the main bedroom, offer comfortable living quarters, with potential to convert the dressing area back to the third bedroom, including a well-sized bathroom with a white suite, this property offers great potential for those looking to put their own stamp on a home.

With gas central heating and uPVC double glazing throughout, this property ensures warmth and energy efficiency. The on-street parking available at the front of the house adds convenience for residents. The enclosed west-facing garden with a patio and lawn is a delightful outdoor space to enjoy, complemented by two additional storage areas built into the house.

Video Tour Available - take a look around.

Please call Pinewood Properties to arrange your viewing today!

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hallway with stairs rising to the first floor landing, with uPVC window.

LOUNGE

12'5" x 11'1" (3.81 x 3.40)

The lounge has wallpaper décor carpet, coving, uPVC window and radiator.

KITCHEN DINER

12'5" x 11'3" (3.81 x 3.45)

Discover a versatile kitchen-diner that beautifully blends functionality with style. This spacious area is fitted with an impressive range of drawers, wall, and base units, topped with a sleek laminated work surface. It features a stainless steel 1.5 bowl sink with a modern mixer tap, an integrated oven with a four-ring gas hob, and a matching extractor for all your cooking needs. Designed with convenience in mind, there's space for an under-counter fridge freezer, along with dedicated space and plumbing for a washing machine. An inviting dining area comfortably accommodates a table, creating the perfect setting for family meals. The room is filled with natural light thanks to the uPVC window and door, which also provide easy access to the under-stairs storage/pantry. With a tasteful mix of tiled surrounds and painted décor, along with cosy carpeting underfoot.

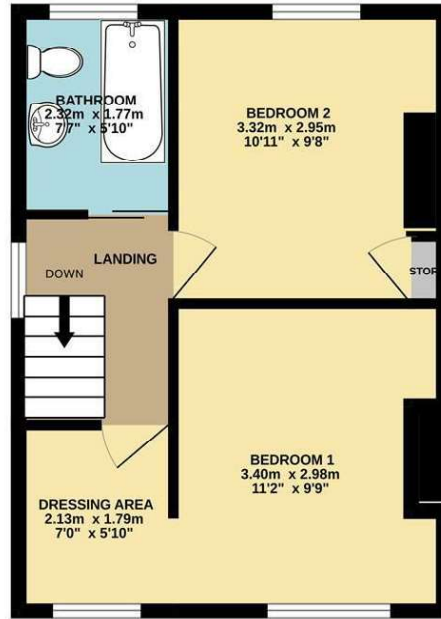
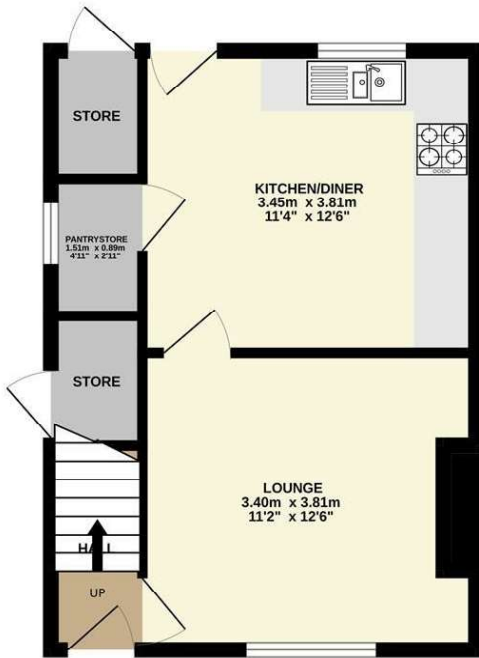
BATHROOM

7'7" x 5'9" (2.32 x 1.77)

Step into this well-proportioned bathroom, featuring a timeless white suite. The room includes a full-size bath, a cistern WC, and a pedestal hand basin with chrome taps, combining style with functionality. The walls are finished with a combination of tiles and painted décor, offering both ease of maintenance and a stylish contrast. A frosted uPVC window ensures privacy while allowing natural light to fill the space, and a radiator adds warmth for a cosy touch.

GROUND FLOOR
32.7 sq.m. (352 sq.ft.) approx.

1ST FLOOR
32.3 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA : 64.9 sq.m. (699 sq.ft.) 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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BEDROOM ONE

11'1" x 9'9" (3.40 x 2.98)

This spacious double bedroom, positioned at the front elevation, combines comfort with functionality. It features a convenient dressing area with ample space for wardrobes, making organization effortless. The room is tastefully finished with soft carpeting, neutral painted décor, and a fitted radiator for warmth. Large uPVC windows allow natural light to pour in, creating a bright and welcoming atmosphere perfect for rest and relaxation.

DRESSING AREA

6'11" x 5'10" (2.13 x 1.79)

This versatile dressing area, thoughtfully created by opening up the third bedroom, offers ample space for your wardrobes and dressing table. If preferred, the original wall could easily be reinstated to revert this space back into a bedroom. The room is finished with soft carpeting, painted walls, and a fitted radiator for comfort. A uPVC window invites natural light, creating a bright and inviting ambiance perfect for a stylish dressing room or cozy bedroom conversion.

BEDROOM TWO

10'10" x 9'8" (3.32 x 2.95)

This generously sized double bedroom, located at the rear elevation, offers a peaceful retreat with views over the rear garden. The room is comfortably appointed with carpeting, painted décor, and a fitted radiator for year-round comfort. A large uPVC window lets in an abundance of natural light, enhancing the room's bright and inviting atmosphere.

OUTSIDE

At the front of the property, you'll find a charming forecourt area, leading to convenient side access that takes you through to the rear garden. The back garden is thoughtfully designed with a well-kept lawn, providing an ideal space for outdoor relaxation or entertaining. Additionally, two practical outhouses offer valuable storage options. On-street parking is readily available at the front, ensuring convenience for both residents and visitors.

GENERAL INFORMATION

Tenure - Freehold
Total Floor Area - 699.00 sq ft / 64.9 sq m
Gas Central Heating
uPVC Double Glazing
Council Tax Band A
EPC - TBC

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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