



Compass Crescent, Old Whittington, Chesterfield, Derbyshire S41 9LX

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 EPC C

£160,000

P I N E W O O D



Compass Crescent Old Whittington Chesterfield Derbyshire S41 9LX



£160,000

**3 bedrooms
1 bathroom
2 reception rooms**

- IDEAL FOR FIRST TIME BUYERS, INVESTORS OR THE GROWING FAMILY - SCOPE FOR MODERNISATION
- AMPLE DRIVEWAY PARKING SPACE FOR 2-3 CARS TO THE FRONT AND ADDITIONAL SECURE GATED TO THE SIDE - POTENTIAL FOR ADDITIONAL DRIVEWAY
 - LOTS OF BUILT IN STORAGE SPACE
- WONDERFUL EXTENSIVE REAR GARDEN - PLOT SIZE 0.1 ACRES
 - KITCHEN WITH PANTRY/STORE
- BATHROOM WITH DUAL SHOWER SETUP NEWLY FITTED THIS YEAR
- LARGE BRICK BUILT CONSERVATORY/DINING AREA TO THE REAR
- WALKING DISTANCE TO THE SECONDARY AND PRIMARY SCHOOLS
- COUNCIL TAX BAND A - FREEHOLD - UPVC DOUBLE GLAZED WINDOWS
 - HEAD OF A CUL DE SAC - POPULAR VILLAGE LOCATION





NO CHAIN – IDEAL FIRST-TIME BUY OR INVESTMENT WITH SCOPE FOR MODERNISATION

Situated in the charming village of Old Whittington, Chesterfield, this three-bedroom semi-detached home offers fantastic potential for first-time buyers, growing families, or investors. Located in a quiet cul-de-sac, the property is close to local amenities and within easy reach of Chesterfield, Sheffield, and surrounding towns.

The property features a spacious reception room with a feature fireplace, a kitchen with integrated appliances and access to a conservatory, and three carpeted bedrooms upstairs along with a lovely bathroom with a vanity wash basin. Outside, there's secure parking for up to four vehicles, plus a large enclosed rear garden complete with lawn, patio, shed, and vegetable patch (And is currently being sorted) — perfect for outdoor relaxation or gardening enthusiasts.

With uPVC double glazing, gas central heating, and plenty of potential to modernise and make it your own, this charming home offers excellent value in a desirable village location. Don't miss this opportunity!

WIMPEY NO FINES HOME: A TYPE OF NON-STANDARD CONSTRUCTION HOUSE BUILT IN THE UK USING A SPECIFIC CONCRETE MIX AND TRADITIONAL CONSTRUCTION METHODS

SHED, WORKSHOP AND GREENHOUSE INCLUDED IN SALE

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING

ENTRANCE HALLWAY

Fitted with a gas central radiator, a telephone point, coving to the ceiling and upvc double glazed window viewing to the side of the property.

From here an archway opens into the;

LOUNGE

13'9" x 11'11" (4.20 x 3.65)

Fitted with a mahogany fire surround having a marble back and hearth inset to which is a living flame gas fire. Further benefits from a walk in uPVC box bay window, coving to the ceiling, a television aerial point and a gas central heating radiator.

KITCHEN

11'11" x 7'10" (3.65 x 2.40)

Fitted with a range of units in pine fitted above and below an easy clean worksurface inset to which is a sink unit with chrome swan neck mixer tap. Further benefits from a gas cooker point, facilities for an automatic washing machine and dishwasher, splash backs to walls, an extractor fan, coving to the ceiling, an under stairs storage cupboard/pantry and a uPVC double glazed window viewing in to the conservatory.

An archway gives access to the;

UTILITY ROOM

5'8" x 5'6" (1.74 x 1.70)

Fitted with further pine units with integrated fridge/freezer, a kick board heater and coving to ceiling.

CONSERVATORY

15'1" x 8'6" (4.60 x 2.60)

Being brick built with uPVC double glazing with dwarf wall and viewing to the rear garden with a uPVC double glazed door opening to the side of the property. Further benefits from a television aerial point, a gas heater and power.

LANDING

Fitted with a gas central heating radiator, coving to ceiling, access to the loft and a uPVC double glazed window viewing to the side of the property.

BEDROOM ONE

12'9" x 10'2" (3.90 x 3.10)

Double bedroom fitted with a gas central heating radiator, coving to the ceiling and uPVC double glazed window viewing to the front of the property.

BEDROOM TWO

10'2" x 7'10" (3.10 x 2.40)

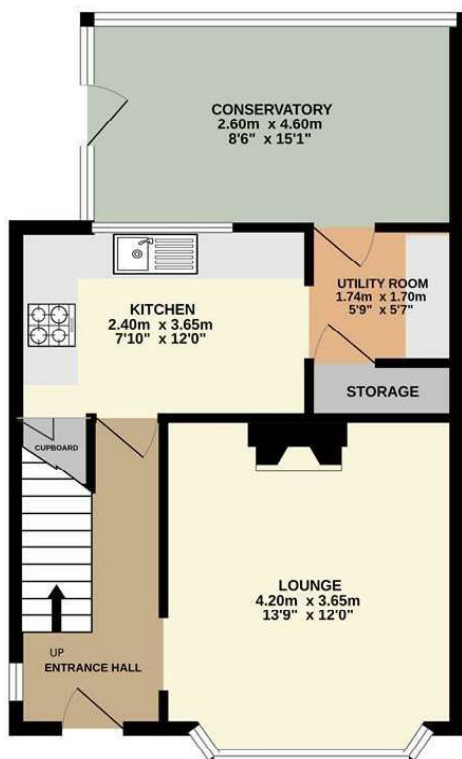
Double bedroom fitted with a gas central heating radiator, coving to the ceiling, a built in storage cupboard and a uPVC double glazed window viewing to the rear of the property.

BEDROOM THREE

8'10" x 7'8" (2.70 x 2.36)

Single bedroom fitted with a gas central heating radiator, a telephone point, coving to the ceiling and two uPVC double glazed windows one viewing to the front and the other to the side of the property.

GROUND FLOOR
46.4 sq.m. (500 sq.ft.) approx.



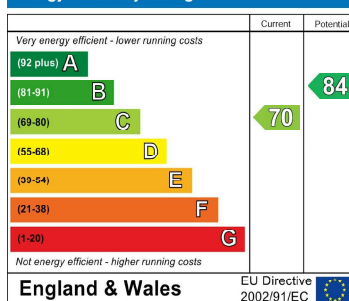
1ST FLOOR
34.7 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA: 81.2 sq.m. (874 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.
Made with Metropix 6/2025

Energy Efficiency Rating



BATHROOM

7'2" x 4'11" (2.20 x 1.50)

Fitted with a 3 piece suite in white comprising of a paneled bath with shower over (newly fitted this year), a low flush toilet and a wash hand basin set to a pine vanity unit. Further benefits from being fully tiled with a heated towel radiator, extractor fan, spotlights to ceiling and a uPVC double glazed window viewing to the side of the property.

OUTSIDE

To the front of the property is small lawned garden with a shared driveway giving access to a private driveway providing parking for up to 4 vehicles. To the side of the property is a pathway giving access to the rear garden. The rear garden is full enclosed and is laid to lawn with borders and fruit trees. Further benefits from a greenhouse and two storage sheds/workshop with power.

GENERAL INFORMATION

Tenure - Freehold
Council Tax Band A
EPC C rated
uPVC Double Glazed Windows
Gas Central Heating
Total Floor Area: 874.00 sq ft / 81.4 sq m
Shed, Workshop and Greenhouse included in the sale
Smoke Alarms and CO2 Alarm
Loft, Lighting and Partially Boarded with Power and Pull Down Ladder
Loft Insulation Fitted 2012

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.

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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PINEWOOD