



5 Nelson Street,  
Whittington Moor, S41 8RP

OFFERS IN THE REGION OF

£89,950

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WILKINS VARDY

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# £89,950

VICTORIAN PROPERTY WITH HUGE POTENTIAL - SUPER CONVENIENT LOCATION - DELIGHTFUL GARDEN

Nestled on Nelson Street, this Victorian terraced house is a true gem waiting to be polished. Dating back to 1900, this property exudes character and charm, offering 2 reception rooms, 2 bedrooms, and 1 bathroom across its 823 sq ft. The allure of this house lies not only in its age but also in the vast potential it holds. Calling all investors with a keen eye for refurbishment, this Victorian family home is a canvas waiting for your creative touch.

One of the standout features of this property is the fantastic rear garden, providing a tranquil retreat right in your own backyard. Convenience is also key, and this house delivers just that. Situated just a stone's throw away from Sheffield Road, this location is ideal for commuters and offers easy access to amenities, schools, and transport links into the town centre or towards Sheffield. In conclusion, this Victorian terraced house on Nelson Street is more than just a property - it's a project brimming with potential.

- Refurbishment Opportunity
- Well Proportioned Victorian Mid Terrace House
- Two Good Sized Reception Rooms
- Kitchen
- Two Spacious Double Bedrooms, one of which has a Dressing Room off
- Family Bathroom
- Mature Lawned Rear Garden with Outbuilding
- NO UPWARD CHAIN
- Convenient Edge of Town Centre Location
- EPC Rating: E

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 76.5 sq.m./823 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A wooden front entrance door opens into the ...

## Living Room

12'0 x 12'0 (3.66m x 3.66m)

A good sized reception room, spanning the full width of the property and having a feature tiled fireplace with gas fire.

## Centre Lobby

With staircase rising to the First Floor accommodation.

## Dining Room

12'0 x 12'0 (3.66m x 3.66m)

A good sized rear facing reception room, spanning the full width of the property and having a wall mounted gas fire.

A door gives access to a useful built-in under stair store.

## Kitchen

8'0 x 6'5 (2.44m x 1.96m )

Being fully tiled and fitted with some wall, drawer and base units with work surface over.

Single drainer stainless steel sink.

Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker.

Vinyl flooring.

A wooden framed and single glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

15'9 x 14'10 (4.80m x 4.52m)

A spacious rear facing double bedroom having a cast iron fireplace and a built-in airing cupboard housing the gas combi boiler.

Doors from here give access into a bathroom and a dressing room.

## Dressing Room

8'0 x 6'6 (2.44m x 1.98m)

A rear facing room.

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

## Bedroom Two

15'9 x 12'1 (4.80m x 3.68m)

A spacious front facing double bedroom with cast iron fireplace.

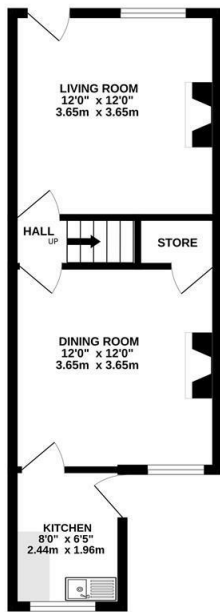
## Outside

On street parking is available in the area.

A side gennel gives access to the rear garden which is laid to lawn and has mature planted borders. At the top of the garden there is a brick built outbuilding.



GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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, agents and suppliers shown here have not been tested and no guarantee as to their quality or efficiency can be given.  
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RICS

Relocation agent network

## 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fires, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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