



9 Hill Top Road,  
Old Whittington, S41 9NG

OFFERS IN THE REGION OF

£125,000



WILKINS VARDY

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# £125,000

TWO BED SEMI IN POPULAR LOCATION - SINGLE GARAGE - NO UPWARD CHAIN

Requiring some cosmetic upgrading/refurbishment, this two bedroomed semi detached house offers 719 sq. ft. of generously proportioned accommodation. This delightful property boasts a spacious dual aspect lounge/diner and a good sized kitchen with WC off. With two bedrooms, both with fitted storage and a family bathroom, this property ticks all the boxes.

One of the standout features of this property is the detached single garage and off street parking, which can accommodate up to three vehicles, ensuring that parking will never be an issue for you or your visitors.

Situated in a popular neighbourhood, well placed for accessing local amenities and conveniently placed for commuter links towards Dronfield, Sheffield and Chesterfield. Don't miss out on the opportunity to make this lovely property your new home.

- In Need of a Cosmetic Upgrade/Refurbishment
- Spacious Dual Aspect Lounge/Diner
- Two Good Sized Double Bedrooms, both with Fitted Wardrobes
- Detached Garage & Ample Off Street Parking
- NO UPWARD CHAIN
- Generously Proportioned Semi Detached House
- Kitchen with Rear Entrance Hall/WC off
- Bathroom/WC
- Mature Lawned Gardens to the Front and Rear, the rear being South Facing
- EPC Rating: D

## General

Gas central heating (Worcester Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 66.8 sq.m./719 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Lounge/Diner

18'4 x 11'1 (5.59m x 3.38m)

A spacious dual aspect reception room, spanning the full depth of the property and having a fitted gas fire sat on a tiled hearth and having a wood surround.

## Kitchen

9'11 x 8'11 (3.02m x 2.72m)

Being part tiled and having a range of basic wall, drawer and base units with work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

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

A door gives access to a useful walk-in pantry.

Vinyl flooring.

## Rear Entrance Hall

Having a uPVC double glazed door opening onto the rear of the property. A further door gives access to a ...

## WC

Having a high flush WC.

## On the First Floor

## Landing

Having a built-in airing cupboard housing the gas boiler.

## Bedroom One

12'7 x 10'8 (3.84m x 3.25m)

A good sized rear facing double bedroom having a fitted double wardrobe with sliding mirror doors, and a built-in storage cupboard.

## Bedroom Two

12'6 x 8'11 (3.81m x 2.72m)

A good sized rear facing double bedroom having a fitted double wardrobe with sliding mirror doors.

## Bathroom

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

## Outside

To the front of the property there is a tarmac driveway providing ample off street parking, leading to a detached single garage. The front garden is laid to lawn with planted borders.

To the rear of the property there is a south facing lawned garden with plants and shrubs.

A wooden door to the rear of the property gives access to an integral store.



THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

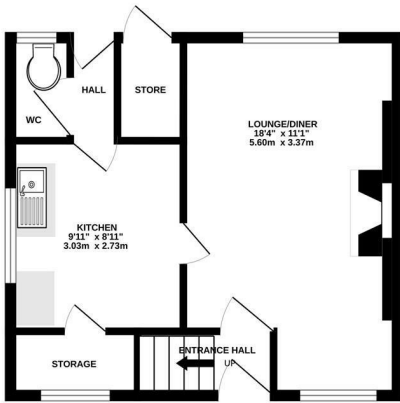
*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

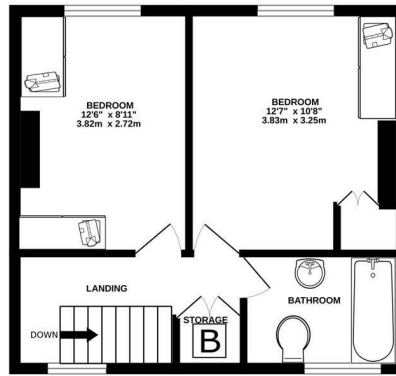
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>60</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) 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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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 fire, 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.



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