



16 Cromdale Avenue,  
New Whittington, S43 2DH

OFFERS IN THE REGION OF

£154,950

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WILKINS VARDY

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# £154,950

IDEAL FIRST HOME OR INVESTMENT - TWO BEDROOMS - CONSERVATORY ADDITION - PLENTY OF PARKING

Nestled in the charming Cromdale Avenue, this semi-detached house offers a delightful opportunity for those seeking a cosy abode. Boasting two reception spaces, two bedrooms, and a well-appointed bathroom, this property exudes a sense of comfort and warmth.

Built in the late 1980s, this relatively modern home spans 753 square feet, providing ample space for relaxation. The property's layout is ideal for first-time buyers or those looking to make a savvy investment. One of the standout features of this residence is the generous parking space available, with room for two vehicles plus a carp port, ensuring convenience for homeowners and guests alike. Situated in a popular cul-de-sac, the property's proximity to the shops and amenities of New Whittington adds to its appeal.

- Two Bedroom Semi Detached House
- Ideal Starter Home or Investment Property
- Living Room and Kitchen
- Conservatory Overlooking Enclosed Garden
- Off Street Parking Plus Attached Car Port
- Popular Cul-De-Sac
- Close to Shops & Amenities in New Whittington
- No Upward Chain - Ready For Immediate Occupation
- EPC Rating C

## General

Gas central heating  
uPVC sealed unit double glazed windows except for the Conservatory which is wooden framed with double glazed sealed units  
Gross internal floor area - 632 sq ft / 58.7 sq m  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

### Entrance Hall

With laminate flooring and built-in cupboard.

### Kitchen/Diner

12'5x8'7 (3.78mx2.62m)  
Having a range of wall and base units with work surface over and including a one bowl stainless steel sink.  
Space and plumbing is provided for an automatic washing machine, fridge and a cooker with an integrated cooker hood above.  
Laminate flooring.  
Spotlights to ceiling.  
Part tiling to walls.  
French doors lead through into the ...

### Conservatory

11'4x8'8 (3.45mx2.64m)  
Being of wooden framed construction with double glazed sealed units.  
Laminate flooring and French doors opening onto the garden.

### Living Room

12'6x12'5 (3.81mx3.78m)  
A good sized room with an open plan staircase rises to the first floor accommodation.  
Coving to the ceiling.

## On the First Floor

### Landing

#### Bedroom One

12'4" x 9'3" (3.78m x 2.82m)  
A front facing double bedroom with over stairs storage.  
Coving to the ceiling.

#### Bedroom Two

8'5" x 6'0" (2.57m x 1.85m)  
A rear facing double bedroom with over stairs storage.

## Bathroom/W.C

Being part tiled and having a white suite comprising of panelled bath with electric shower over, low flush w.c. and corner wash hand basin.  
Laminate floor.

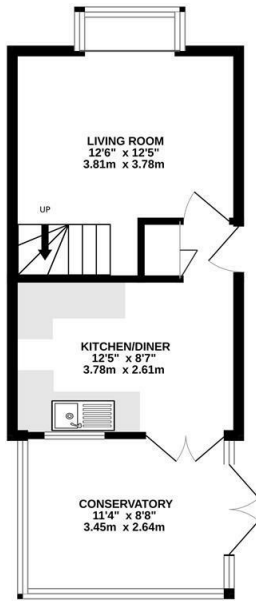
## Outside

To the front is a paved driveway providing car standing space. Double gates gives access to the attached car port.

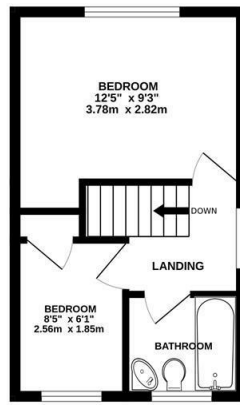
The rear garden is set on two levels. the upper level being laid to lawn but in need of some attention. Hardstanding area.



GROUND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA - 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures concerned herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Intoplan 12/03

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
England & Wales		EU Directive 2002/91/EC	

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#### 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, 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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