



101 Church Street North,  
Old Whittington, S41 9QN

OFFERS IN THE REGION OF

£194,950

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WILKINS VARDY

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# £194,950

SUPERB END TERRACED HOUSE - IMMACULATELY PRESENTED ACCOMMODATION - TWO EN SUITE BATHROOMS - OFF STREET PARKING

Offered for sale with No Upward Chain is this immaculately presented end terraced house offering an impressive 1249 sq.ft. of well appointed accommodation, which includes a spacious living room, modern kitchen/diner with integrated appliances and a range cooker, useful cellar and a cloaks/wc. There are also three good sized bedrooms, two of which have en suite bathrooms. Convenience is key with parking available for one vehicle.

Whilst the immediate vicinity has a real village feeling, the property is well placed for accessing the various shops and amenities in Old and New Whittington, whilst being ideally placed for transport links into the Town Centre and towards Dronfield and Sheffield.

Don't miss the opportunity to make this lovely house your home in the heart of Old Whittington. Contact us today to arrange a viewing and start envisioning your life in this delightful property.

- Immaculately Presented End Terraced House
- Spacious Living Room
- Three Good Sized Bedrooms
- Off Street Parking & Block Paved Rear Courtyard
- Plenty of Storage
- Modern Kitchen/Diner with Integrated Appliances and a Range Cooker
- Ground Floor Cloaks/WC & Useful Cellar
- Two En Suite Bathrooms
- NO UPWARD CHAIN
- EPC Rating: TBC

## General

Gas central heating (Vaillant Combi Boiler)  
uPVC & wooden framed sealed unit double glazed windows  
Gross internal floor area - 116.0 sq.m./1249 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A rear entrance door opens into an ...

### Entrance Porch

Having a tiled floor. An opening leads through into the kitchen/diner, and a door opens to a ...

### Cloaks/WC

Having a tiled floor and fitted with a 2-piece suite comprising a low flush WC and wash hand basin with vanity unit below.  
This room also houses the gas combi boiler.

### Kitchen/Diner

15'6 x 11'11 (4.72m x 3.63m)  
Spanning the full width of the property, and fitted with a modern range of wall, drawer and base units having complementary solid work surfaces with upstands.  
Inset 1½ bowl single drainer stainless steel sink unit with mixer tap.  
Included in the sale is the range cooker which stands within a tiled chimney breast recess and has a concealed extractor over.  
Integrated appliances to include a fridge, freezer, washing machine and dishwasher.  
Vinyl flooring.  
A door gives access to a ...

### Centre Lobby

With staircase rising to the First Floor accommodation. Doors from here open to a useful Store Room and the Living Room.

### Living Room

16'2 x 13'11 (4.93m x 4.24m)  
A spacious front facing reception room fitted with laminate flooring and having an ornamental fireplace, a built-in floor to ceiling corner cupboard and a fitted corner wall cupboard.  
A door gives access to a cellar head with steps descending down into the ...

### Cellar

12'4 x 9'11 (3.76m x 3.02m)  
A useful storage area having a tiled floor, downlighting and power.

## On the First Floor

### Landing

Fitted with laminate flooring.

### Bedroom One

15'7 x 12'10 (4.75m x 3.91m)  
A spacious double bedroom fitted with laminate flooring and having two windows overlooking the front of the property.  
This room also has a range of fitted wardrobes, a double base unit and a vanity unit.  
A door gives access to an ...

### En Suite Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled corner bath with mixer shower, pedestal wash hand basin and a low flush WC.  
Tiled floor and downlighting.

### Bedroom Two

11'9 x 10'6 (3.58m x 3.20m)  
A good sized rear facing double bedroom fitted with laminate flooring and having a walk-in storage area which also houses the loft access hatch.  
A door gives access to an ...

### En Suite Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.  
Tiled floor and downlighting.

### Bedroom Three

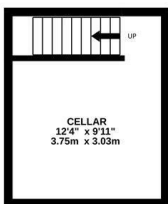
8'6 x 8'2 (2.59m x 2.49m)  
A rear facing single bedroom fitted with laminate flooring and having downlighting.

### Outside

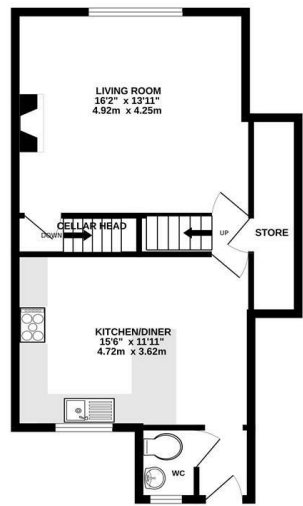
To the side of the property there is a block paved drive providing off street parking. The block paving continues to the rear of the property where there is an enclosed courtyard with a stone retaining wall.



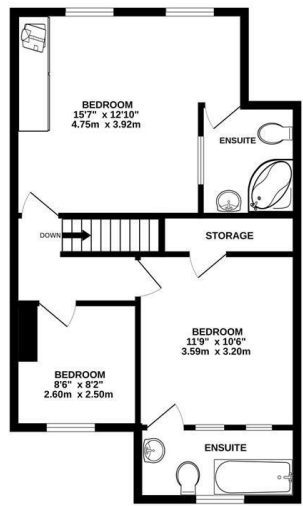
BASEMENT  
141 sq.ft. (13.1 sq.m.) approx.



GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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



**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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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 Consultants.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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