



166 South Street North,
New Whittington, S43 2AD

OFFERS IN THE REGION OF

£169,950

W
WILKINS VARDY

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WELL APPOINTED MID TERRACE HOUSE - GENEROUS PLOT - SINGLE GARAGE

Welcome to this well appointed terraced house located on South Street North. Spanning across 841 square feet, this property offers a good amount of space for both living and storage. The property boasts a cosy reception room, perfect for relaxing with family and friends and a modern kitchen/diner. With three inviting bedrooms and a contemporary bathroom, the property is ideal for a young family or for someone looking to downsize. The property also benefits from a single garage and an enclosed landscaped rear garden.

Situated in an established residential neighbourhood, the property is well placed for accessing the nearby amenities in Old and New Whittington, and is readily accessible for commuter links towards, Chesterfield, Eckington, Dronfield and Sheffield.

- Well Appointed Mid Terraced House on Generous Plot
- Good Sized Kitchen/Diner with Integrated Cooking Appliances
- Spacious Reception Room
- Useful Cellar
- Three Bedrooms
- Modern Family Bathroom
- Gardens to the Front and Rear
- Single Garage to the Rear
- EPC Rating: D

General

Gas central heating (Ideal Vogue Max Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 78.1 sq.m./841 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed door opens into the ...

Living Room

13'8 x 11'2 (4.17m x 3.40m)

A good sized front facing reception, spanning the full width of the property and fitted with Tegola Elite LVT flooring.

Built-in cupboard to the alcove.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen/Diner

13'7 x 10'9 (4.14m x 3.28m)

A good sized room, spanning the full width of the property. Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine.

Vinyl flooring.

A door gives access to a cellar head with steps leading down into the cellar.

A uPVC double glazed door gives access onto the rear of the property.

Vaulted Cellar

11'2 x 9'2 (3.40m x 2.79m)

A useful storage area, having light, power and heating.

On the First Floor

Landing

Bedroom One

13'7 x 10'10 (4.14m x 3.30m)

A good sized rear facing double bedroom.

Bedroom Two

9'7 x 7'9 (2.92m x 2.36m)

A front facing small double/single bedroom.

Bedroom Three

7'9 x 7'8 (2.36m x 2.34m)

A front facing single bedroom, currently used as a dressing room.

Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising an 'L' shaped bath with glass shower screen and mixer shower over, vanity wash hand basin and a concealed cistern WC.

Tiled floor and sensor downlighting.

Outside

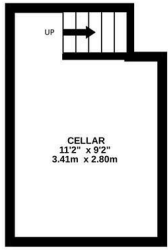
There is a walled and gated forecourt garden.

A shared side gennel gives access down the side of the property to a gate which opens to the rear garden.

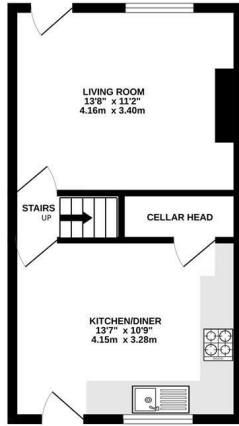
The enclosed east facing rear garden comprises of a paved seating area and decorative gravel bed with garden shed and bin store. Steps from here lead down to a deck patio area, and a further set of steps lead down to a low maintenance decorative gravel garden with stepping stones and mature planted borders. At the top of the garden there is a Single Garage which is accessed via rear service road off Albert Road.



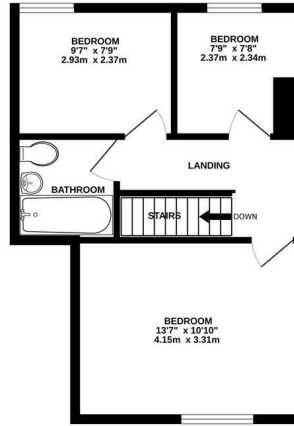
BASEMENT
124 sq.ft. (11.3 sq.m.) approx.



GROUND FLOOR
333 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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) A		87
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, 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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