



90 Nelson Street,
Whittington Moor, S41 8RT

ASKING PRICE

£190,000

W
WILKINS VARDY

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£190,000

THREE BED SEMI - ATTACHED GARAGE - POPULAR & CONVENIENT LOCATION

This delightful semi detached house on Nelson Street offers a perfect blend of comfort and convenience. With a spacious dual aspect reception room, this property provides ample space for both relaxation and entertaining guests. The property also benefits from a well appointed kitchen and separate utility room, three good sized bedrooms and a family bathroom. Outside, the property features an attached garage and car standing space, a valuable asset in this sought-after location.

The surrounding area is known for its excellent local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike. Commuter links to Chesterfield, Dronfield and Sheffield are nearby.

- Delightful Semi Detached House
- Fitted Kitchen with Integrated Cooking Appliances
- Three Good Sized Bedrooms
- Attached Single Garage & Car Standing Space
- Popular & Convenient Location
- Generous Dual Aspect Lounge/Diner
- Separate Utility Room
- Family Bathroom
- Enclosed Rear Garden
- EPC Rating: C

General

Gas central heating
uPVC sealed unt double glazed windows and doors
Photovoltaic solar panels - 25 year lease from 27/12/2011 with A Shade Greener
Gross internal floor area - 100.1 sq.m./1078 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Utility Room

6'6 x 4'5 (1.98m x 1.35m)
Having space for a tumble dryer and a fridge.

Lounge/Diner

24'3 x 11'5 (7.39m x 3.48m)
A generous dual aspect reception room having a feature fireplace with wood surround, marble hearth and an inset gas fire.

Kitchen

11'4 x 8'0 (3.45m x 2.44m)
Fitted with a range of wall, drawer and base units with complementary work surfaces and matching splashbacks, together with a breakfast bar. Inset 1½ bowl single drainer stainless steel sink with mixer tap. Integrated appliances to include an electric oven and 4-ring gas hob with glass splashback and extractor hood over. Space and plumbing is provided for a washing machine and a dishwasher. Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in store cupboard.

Bedroom One

13'0 x 11'5 (3.96m x 3.48m)
A good sized front facing double bedroom.

Bedroom Two

11'4 x 10'1 (3.45m x 3.07m)
A good sized rear facing double bedroom.

Bedroom Three

8'1 x 8'0 (2.46m x 2.44m)
A good sized front facing single/small double bedroom.

Family Bathroom

Being part tiled/part waterproof boarding and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC. Vinyl flooring.

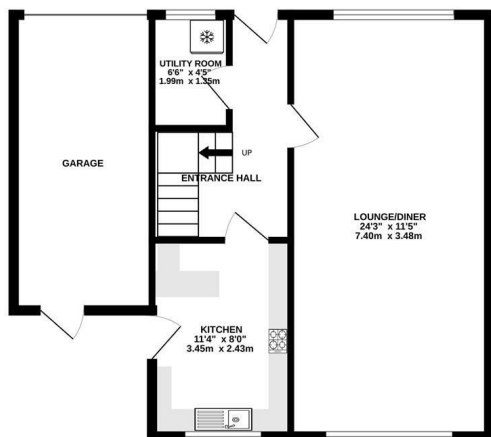
Outside

To the front of the property there is a decorative gravelled garden, together with a concrete drive providing off street parking and leading to the Attached Single Garage having an electric roller door and rear personnel door.

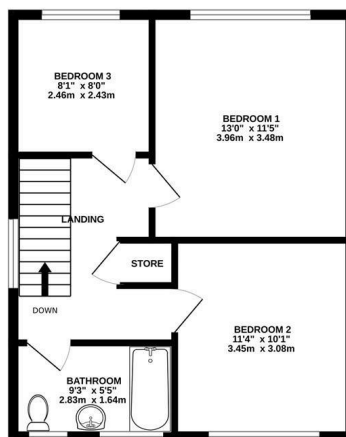
A gate to the side of the garage gives access to the rear of the property where there is an enclosed garden comprising of a paved patio with space for a full size pool table and a lawn.



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.




1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			73
(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



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, gas fire, 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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