



206 Prospect Road,  
Old Whittington, S41 9DQ

GUIDE PRICE

£155,000

W  
WILKINS VARDY

## GUIDE PRICE

# £155,000

BAY FRONTED END TERRACE HOUSE - MODERN KITCHEN - SOUTH FACING GARDEN - CAR STANDING SPACE

Occupying a corner plot, is this bay fronted end terrace house offering 895 sq.ft. of well proportioned accommodation which includes two good sized reception rooms, a modern fitted kitchen, two bedrooms, study/playroom and a family bathroom. Outside, there is a south facing garden and off street parking.

Located in a popular residential area, the property is just a short distance from shops and amenities on Sheffield Road, and readily accessible for commuter links to Chesterfield Town Centre, Dronfield and Sheffield.

Whether you are a first time buyer or looking to downsize, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

- GUIDE PRICE: £155,000 - £160,000
- Bay Fronted End Terraced House
- Two Good Sized Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom
- Two Bedrooms plus Study/Playroom
- South Facing Rear Garden & Car Standing Space
- Car Standing Space
- Popular & Convenient Location
- EPC Rating: D

### General

Gas central heating (Baxi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 83.2 sq.m./895 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 an ...

### Living/Dining Room

14'0 x 13'6 (4.27m x 4.11m)  
A good sized bay fronted reception room, spanning the full width of the property.

### Centre Lobby

With a built-in under stair store.

### Living/Dining Room

13'6 x 11'10 (4.11m x 3.61m)  
A good sized rear facing reception room, spanning the full width of the property and fitted with laminate flooring.  
A door gives access to a staircase which rises to the First Floor accommodation.

### Kitchen

10'2 x 6'10 (3.10m x 2.08m)  
Fitted with a range of white hi-gloss wall, drawer and base units with LED plinth lighting and complementary work surfaces with matching splashbacks.  
Inset stainless steel circular sink and drainer with mixer tap.  
Integrated appliances to include a fridge/freezer, electric oven and hob with glass splashback and extractor hood over.  
Space and plumbing is provided for a washing machine.  
Laminate flooring and downlighting.  
A uPVC double glazed door gives access onto the rear of the property.

### On the First Floor

### Landing

### Bedroom One

11'10 x 10'6 (3.61m x 3.20m)  
A good sized rear facing double bedroom.

### Bedroom Two

13'6 x 6'4 (4.11m x 1.93m)  
A front facing good sized single bedroom.

### Dressing Room/Study

10'6 x 6'4 (3.20m x 1.93m)  
A versatile room with over stair storage area.

### Family Bathroom

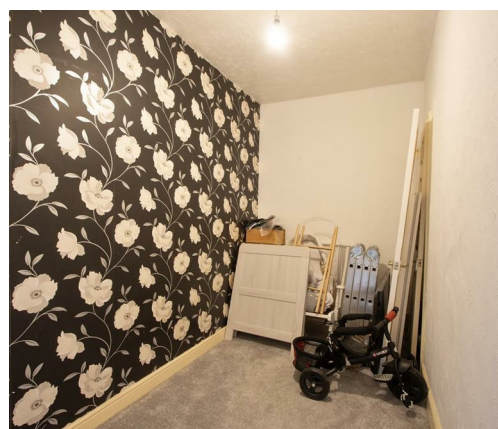
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.  
Built-in cupboard housing the gas boiler.  
Tiled floor.

### Outside

The property occupies a corner plot, having a forecourt garden with concrete path leading up to the front entrance door.

A gate to the side of the property gives access to an enclosed yard and rear entrance door. Steps from the yard area lead down to a brick built outbuilding. A gate then opens to a south facing lawn and off street parking for one car (which is accessed off Swanwick Street).



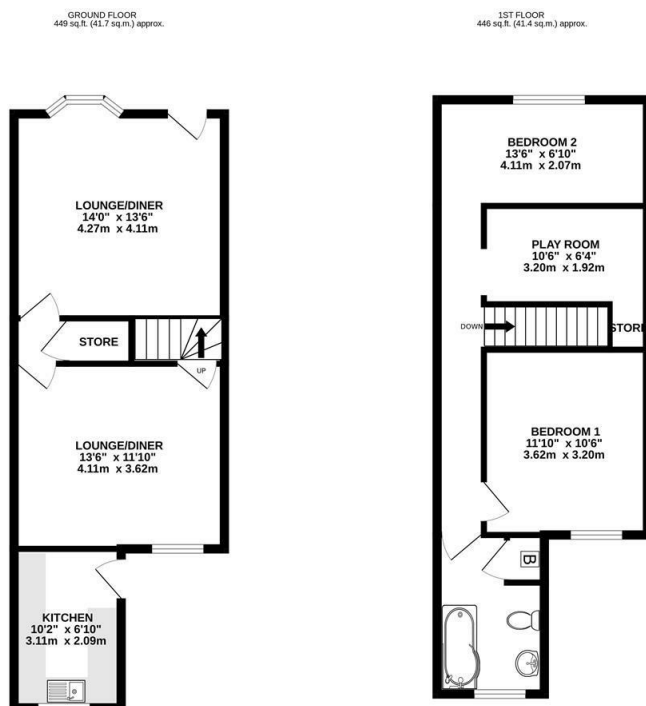


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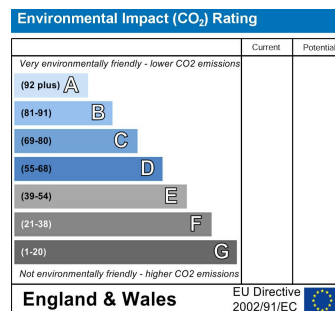
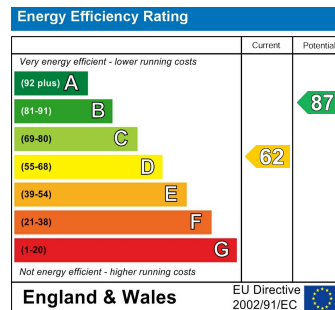
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## 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.



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