



45 Bower Farm Road, Old Whittington, Chesterfield, S41 9PR
£139,950



* SEMI-DETACHED FAMILY HOME * THREE GENEROUS BEDROOMS * LOUNGE WITH FRONT ASPECT * DINING KITCHEN * UPVC DOUBLE GLAZED CONSERVATORY * GROUND FLOOR WET ROOM/W.C. PLUS FIRST FLOOR FAMILY BATHROOM WITH FOUR PIECE SUITE * GARDENS, DRIVEWAY & GARAGE * UPVC DOUBLE GLAZING * GAS CENTRAL HEATING * NO UPWARD CHAIN

Conveniently positioned in the centre of Old Whittington, this semi-detached home boasts exceptionally well proportioned accommodation over two floors. The property itself requires a degree of modernisation throughout but offers a practical layout perfect for the growing family.

Internally, the property briefly comprises: reception hall with stairs to first floor accommodation, good sized lounge with picture window to front elevation, dining kitchen with double doors through to a UPVC double glazed conservatory, side lobby with door to outside and ground floor wet room/w.c. To the first floor there are three generous bedrooms and a family bathroom with four piece suite.

Gardens are positioned to front and rear elevations and a driveway provides off street parking and leads to the sectional garage.

The property is offered for sale with NO UPWARD CHAIN.

Please note - the property is non-traditional concrete construction which may limit borrowing options. Please speak to the selling agent for further information.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Reception Hall

A good sized reception hall which has entrance door to front elevation, stairs to first floor accommodation and door to:

Living Room

10'6" x 14'11" (3.21 x 4.56)

With large UPVC double glazed picture window to front elevation and radiator. Door leading through to:

Kitchen Diner

10'4" x 18'0" (3.16 x 5.49)

A good sized kitchen diner positioned to the rear of the property and has wall and base cupboard units, fitted worksurface with space and plumbing below for washing machine, walk-in pantry, radiator. doors to side lobby and back through to reception room, window and door looking through to and leading into the UPVC double glazed conservatory.

UPVC Double Glazed Conservatory

8'0" x 13'8" (2.44 x 4.18)

Accessed from the Kitchen Diner and having been constructed of brick and UPVC double glazing with windows and door overlooking and leading out to the rear garden.

Located to the rear of the property and has carpeted flooring, radiator and access to the rear garden.

Side Lobby

With access to understairs storage, door to outside and further door leading through to:

Wet Room/WC

3'6" x 4'4" (1.09 x 1.34)

This is also located to the rear of the property. It has tiled flooring and walls and includes a low flush WC and electric shower.

FIRST FLOOR ACCOMMODATION

Landing

7'11" x 5'10" (2.42 x 1.78)

With UPVC double glazed window to side elevation and built-in airing cupboard. Doors leading off to:

Bedroom One

10'6" x 15'1" (3.22 x 4.62)

Having a range of built-in wardrobes along one wall providing ample hanging and storage facilities. Also having UPVC double glazed window to rear elevation and radiator.

Bedroom Two

10'4" x 11'2" (3.17 x 3.41)

Another double bedroom, this time to the front of the property with UPVC double glazed window and radiator.

Bedroom Three

7'3" x 9'8" (2.23 x 2.97)

With UPVC double glazed window to rear elevation and radiator.

Family Bathroom

5'6" x 8'11" (1.68 x 2.73)

Having been fitted with a four piece white suite comprising panelled bath with hand held shower attachment over, pedestal wash basin, low flush w.c., shower enclosure with fitted shower, UPVC double glazed window to rear elevation, ceramic wall tiling and radiator.

OUTSIDE

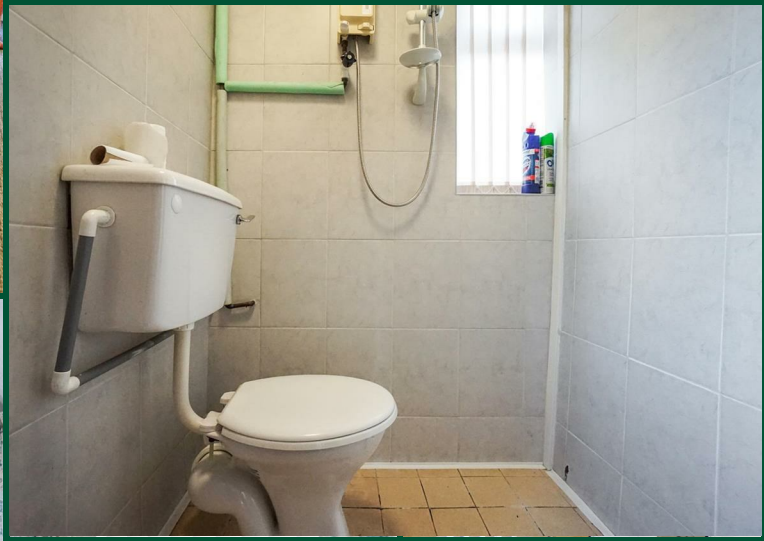
Front Garden

The front garden is mainly laid to lawn. It has a large grassed area with shared driveway leading down the side of the property to the rear garden and detached garage.

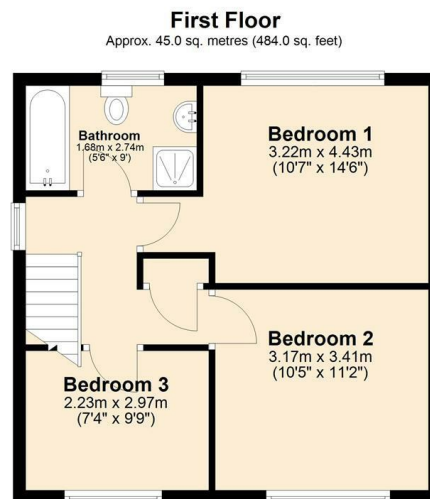
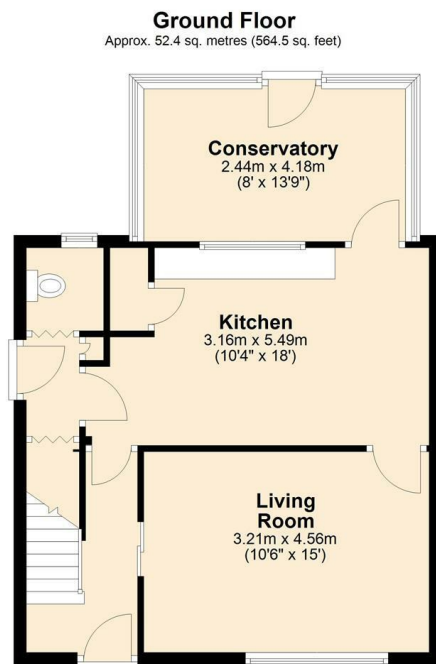
Rear Garden

A good sized rear garden which is a large patio with access into the property via the Conservatory.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.

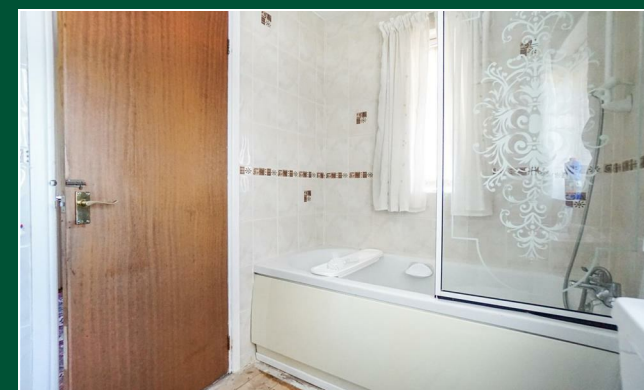
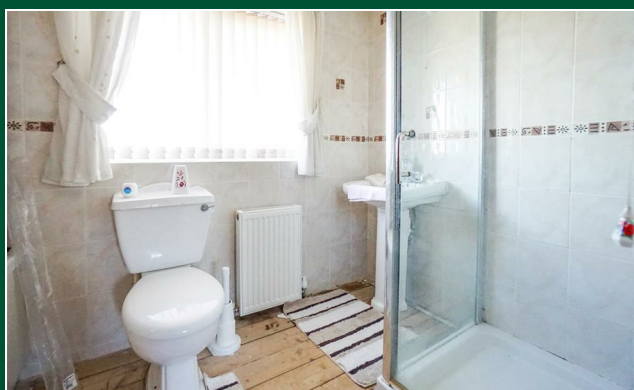






Total area: approx. 97.4 sq. metres (1048.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(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



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