



**w****ards**  
estate agents

**28 Handley Road**

New Whittington, Chesterfield, S43 2EE

**Guide price £120,000**

## 28 Handley Road

New Whittington, Chesterfield, S43 2EE

Guide Price £120,000 - £125,000

Offered to the market with No Chain and Immediate Possession!!

Requiring a full scheme of modernisation this TWO DOUBLE BEDROOMED SEMI DETACHED HOUSE offers a great opportunity for investors or first time buyers alike!

Potential Yield of 5/6% pa based upon a rental of £595 per month and a purchase price of £125,000

Situated in this sought after residential location which is perfect for all local amenities, shops schools, bus routes and with easy access to Chesterfield, Dronfield or Sheffield.

Benefits from uPVC windows and gas central heating with rear conservatory/, ground floor bathroom, front reception room, dining kitchen, two first floor double bedrooms.

Front forecourt and long driveway to the side which provides ample car standing spaces and leads to the detached garage. Rear low maintenance block paved garden.

### Additional Information

Gas Central Heating-Combi Boiler ( currently requires attention)

uPVC windows

Security Alarm System

Gross Internal Floor Area - 69.6 Sq.m/ 749.3 Sq.Ft.

Council Tax Band - A

Secondary School Catchment Area - Whittington Green School

### Reception Room

12'1 x 11'1 (3.68m x 3.38m)

Front aspect window. Front door. Tiled fireplace

### Dining Kitchen

12'1 x 11'11 (3.68m x 3.63m)

Comprises of base and wall units with inset stainless steel sink unit. Space for cooker. Access to Cellar which provides good storage. Door to rear Lean to Conservatory.





#### **uPVC Conservatory**

9'1 x 7'7 (2.77m x 2.31m)

Rear wooden door to the rear gardens.

#### **Ground Floor Bathroom**

9'1 x 4'2 (2.77m x 1.27m)

Comprising of bath, pedestal wash hand basin and low level WC

#### **First Floor Landing**

8'8 x 2'9 (2.64m x 0.84m)

#### **Double Bedroom One**

12'1 x 11'11 (3.68m x 3.63m)

Front aspect window. Built in wardrobes.

#### **Double Bedroom Two**

12'1 x 12'0 (3.68m x 3.66m)

Rear aspect window. Walk in cupboard. Access to the loft space. Cupboard where the Sime 90 Combi Boiler is located( currently requires attention)

#### **Outside**

Front forecourt garden. Long drive to the side provides ample car parking spaces and leads to the Detached Brick Garage. Brick rear paved garden. Right of way is allowed to neighbour.

#### **Detached Brick Garage**

16'10 x 8'10 (5.13m x 2.69m)



#### **School catchment areas**

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

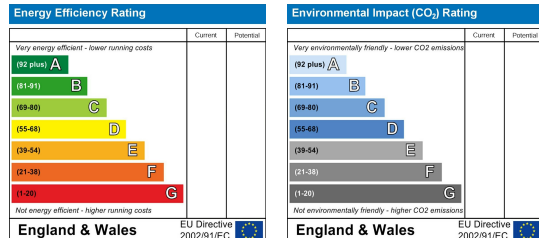
## Floor Plan



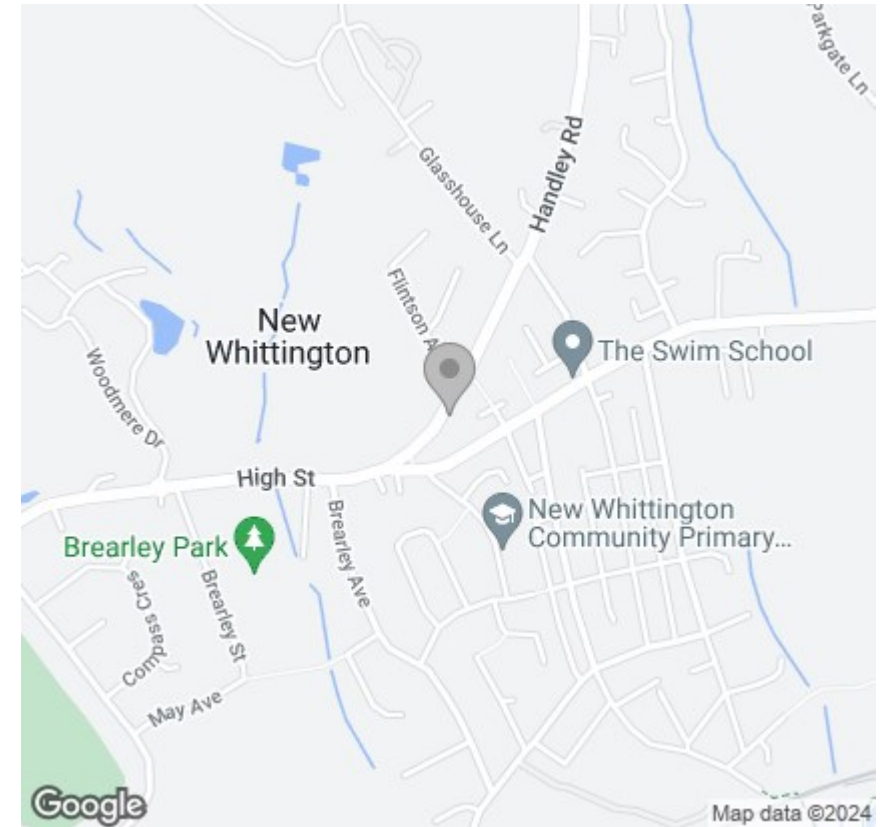
## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



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, 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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

