



w**ards**
estate agents

28 Handley Road

New Whittington, Chesterfield, S43 2EE

Auction Guide £85,000

28 Handley Road

New Whittington, Chesterfield, S43 2EE

Auction Guide Price Offers Over £85,000
For Sale By Online Auction - Tues/Wed 15th/16th
October 2024
www.markjenkinson.co.uk/auctions

OF INTEREST TO BUILDERS & INVESTORS. - A two double bedroom semidetached house with DRIVEWAY and GARAGE located in this popular area that lies within reach of Chesterfield, Dronfield and Sheffield. The accommodation has uPVC windows, gas heating and a tile roof and is in need of general modernisation. Excellent potential to refurbish for own occupation, resale or letting.

PLEASE NOTE BIDDING COMMENCES ON TUESDAY 15TH OCTOBER AND CLOSES ON WEDNESDAY 16TH OCTOBER. Details of the Buyer's Premium and any additional fees payable are contained within the legal documents available via Mark Jenkinson part of Eddisons.

Requiring a full scheme of modernisation this TWO DOUBLE BEDROOMED SEMI DETACHED HOUSE offers a great opportunity for investors or first time buyers alike! Offers ground floor bathroom, front reception room, dining kitchen, two first floor double bedrooms.

Potential Yield of 8% pa based upon a rental of £595 per month and a purchase price of £90,000

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.

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 11'1 (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.

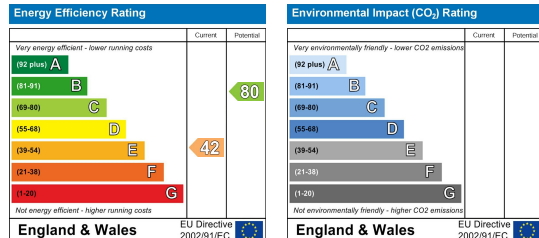
Floor Plan



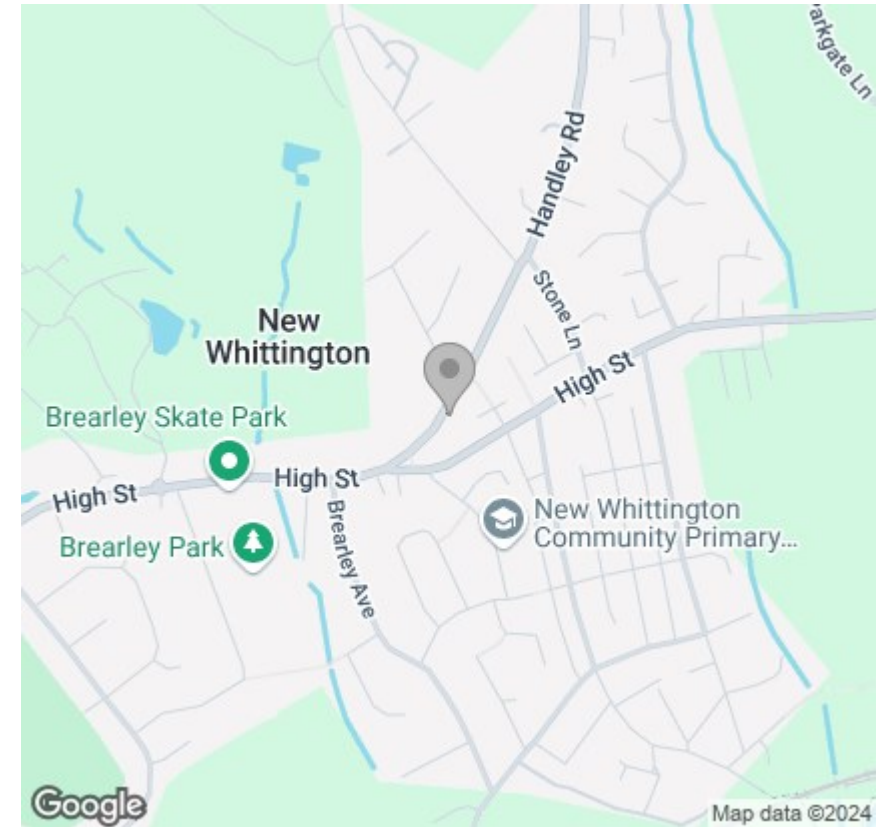
Viewing

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

