



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

**136 Holland Road**

Old Whittington, Chesterfield, S41 9HF

**Guide price £130,000**

# 136 Holland Road

## Old Whittington, Chesterfield, S41 9HF

Guide Price £130,000 - £140,000

OFFERED WITH NO CHAIN AND IMMEDIATE POSSESSION!!

EARLY VIEWING IS IMPERATIVE TO FULLY APPRECIATE THIS MID TOWN HOUSE PROPERTY!

We are delighted to offer for sale this very well presented TWO BEDROOM MID TOWN HOUSE ideally suited to First Time Buyers or Investors. Located in this extremely popular sought after area, ideally placed for local amenities in Old Whittington, bus routes, schools and for commuting to Dronfield Sheffield and Chesterfield Town Centre.

The property benefits from Gas Central Heating, uPVC double glazing, block paved Off Road Parking for 1-2 vehicles and garden to the rear. Internally, the well presented living space comprises of an entrance Porch, a Reception Room and Dining Kitchen with uPVC door leading onto the tiered rear garden. On the first floor there is the Principal Double Bedroom, a further second bedroom and Family Bathroom with a White 3 piece suite.

To the rear of the property is the South Facing easy maintained fully enclosed rear tiered garden with gate access. There is also the addition of an outside tap.

### Additional Information

Gas Central Heating - Remeha Combi Boiler

uPVC double glazed windows

Gross Internal Floor Area - 52.5 Sq.m/ 565.5 Sq.Ft.

Council Tax Band - A

Secondary School Catchment Area-Whittington Green School

### Entrance Porch

3'4" x 2'10" (1.02m x 0.86m)

Having a front uPVC double glazed door.

### Reception Room

14'7" x 11'8" (4.45m x 3.56m)

Having a wall hung electric fire, a gas central heated radiator and a uPVC double glazed window viewing to the front of the property.

### Kitchen/Dining Room

11'8" x 8'10" (3.56m x 2.69m)

Fitted with a range of white high gloss wall, base and drawer units with complementary black marble effect work surfaces over with White tiled splash backs. Inset is a composite sink with swan neck mixer tap. The kitchen further benefits from an Integrated electric oven and 4-ring gas hob with stainless steel chimney style extractor above. Located behind a kitchen cupboard door is the Remeha combination boiler and there is also space and plumbing provided for an automatic washing machine. There is also a further space for a fridge/freezer. There is also a gas central heated radiator, a uPVC double glazed window viewing to the rear of the property and a uPVC double glazed door giving access on to the rear.

### First Floor Landing

6'1" x 2'8" (1.85m x 0.81m)

Access to the loft space.

### Front Double Bedroom One

11'8" x 8'4" (3.56m x 2.54m)

Having a front aspect window, built in wardrobe and gas central heated radiator.





### Rear Bedroom Two

11'9" x 6'5" (3.58m x 1.96m)  
Having a rear aspect window and a gas central heated radiator. A versatile bedroom which could be used for office or home working space.

### Bathroom

8'9" x 4'11" (2.67m x 1.50m)  
Comprising of a three piece suite in White which includes a bath with mixer tap and shower attachment, a wash hand basin set within in a White high gloss vanity cupboard and a low flush toilet. The bathroom also benefits from spotlights to the ceiling, a chrome gas central heated towel rail, tiled splash back areas and a rear aspect window.

### Outside

Front blocked paved driveway suitable for parking 1-2 vehicles . To the rear of the property is the easily maintained fully enclosed tiered garden with patio area, blocked paved area, garden shed and outside tap.



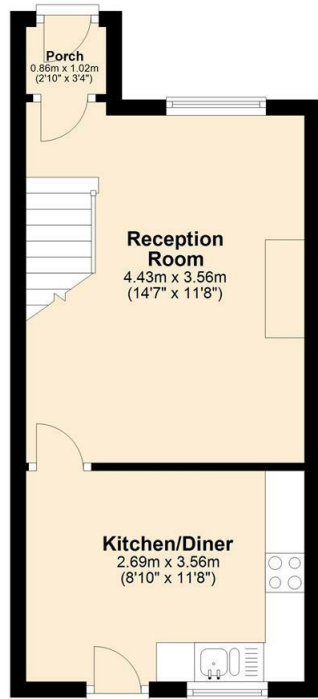
### School catchment areas

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.

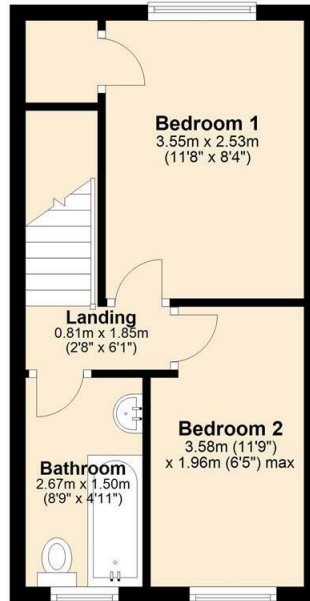
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan

**Ground Floor**  
Approx. 26.8 sq. metres (289.0 sq. feet)



**First Floor**  
Approx. 25.7 sq. metres (276.5 sq. feet)

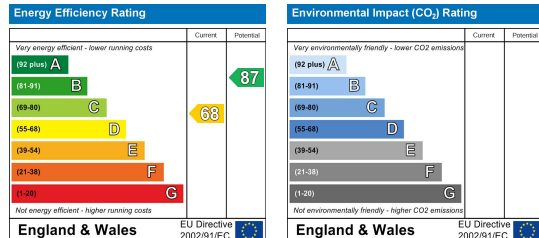


Total area: approx. 52.5 sq. metres (565.5 sq. feet)

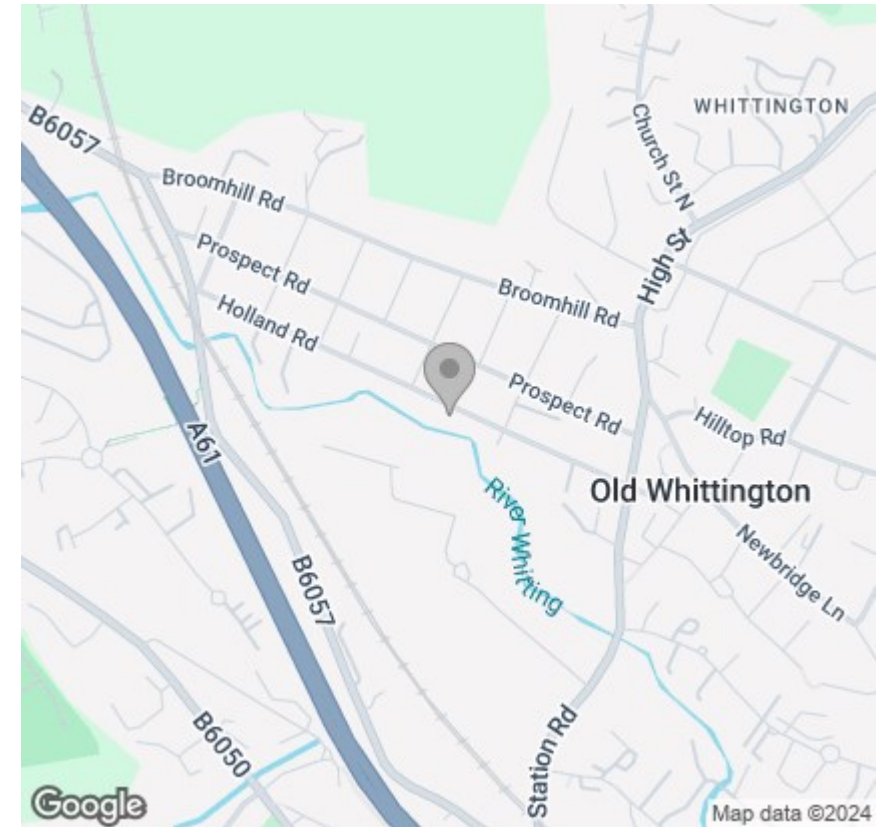
## Viewing

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.

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