



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

**88 Wellington Street**

New Whittington, Chesterfield, S43 2BG

**Guide price £140,000**



## 88 Wellington Street

New Whittington, Chesterfield, S43 2BG

Guide Price £140,000 - £150,000

Well presented and generously proportioned THREE BEDROOM MID TERRACED FAMILY HOUSE which is situated in this extremely sought after residential semi rural position. Perfect for all local amenities, shops schools, bus routes and with easy access to Chesterfield, Dronfield or Sheffield.

Perfect for first time buyers, families or investors alike!

Offering over 1100 sq ft of versatile family living accommodation which benefits from gas central heating with a new Combi Boiler (2024) uPVC double glazing and includes family reception room, dining room, rear kitchen and external utility. To the first floor main double bedroom with access to the family bathroom with 3 piece suite, second good sized bedroom and second floor third double bedroom with 4 Velux windows.

Front low wall and front forecourt.

Superb fully landscaped rear gardens with low brick walling and substantially fenced boundaries. Several stone paved patio areas with gravel stone borders and trellis decorative partitioning with pergolas above. Fabulous setting for family and social outside entertainment! Rear DETACHED GARAGE with carport providing car standing space with front garage access door from the rear.







### Additional Information

Gas Central Heating-Ideal Combi boiler new in 2024 and is serviced  
uPVC Double Glazed windows  
Gross Internal Floor Area- 108.8 Sq.m/1171.0 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area -Whittington Green School

### Entrance

Entrance is gained through the front uPVC double glazed door into the:-

### Reception Room

13'1" x 11'10" (3.99m x 3.61m)

A generous family living room with a feature Adam style fire surround with marble back and hearth inset to which is a living flame gas-fire. Ornate coving and front bay window.

### Inner Hallway

Staircase gives access to the first floor accommodation and door leading to the dining room

### Dining Room

13'1" x 11'10" (3.99m x 3.61m)

Fitted with a built in storage cupboard. Coving to the ceiling, tile effect laminate flooring and rear uPVC window overlooks the gardens.

### Cellar

15'2" x 6'1" (4.62m x 1.85m)

Provides good storage space.

### Kitchen

8'7" x 6'8" (2.62m x 2.03m)

Fitted with a range of Oak effect units above and below complimentary work surfaces with inset stainless steel sink with mixer tap. Space for dishwasher, tiling to splash back. Four ring gas hob with chimney style extractor hood over a Newworld integrated electric oven. Ceramic tiled flooring. Side uPVC window and door giving access to the rear garden.

### External Utility Room

6'8"x 6'3" (2.03mx 1.91m)

Having facilities for an automatic washing machine, low level WC. Ideal Combi boiler new in 2024. Storage unit with work surface having inset stainless steel sink.

### First Floor Landing

5'11" x 5'1" (1.80m x 1.55m)

Staircase leads to the second floor.







### Rear Double Bedroom One

13'1" x 11'10" (3.99m x 3.61m)

Main double bedroom with rear aspect window overlooking the gardens. Door provides access to the Bathroom

### Family Bathroom

8'8" x 6'8" (2.64m x 2.03m)

Fitted with a White 3 piece suite which includes panelled bath with renewed electric shower and having a shower screen, low level WC and Oak effect vanity unit inset with oval shaped wash hand basin with mixer tap. Vinyl flooring and extractor fan.

### Front Double Bedroom Two

13'1" x 8'9" (3.99m x 2.67m)

A second good sized bedroom with front aspect uPVC window.

### Second Floor Double Bedroom Three

15'9" x 12'5" (4.80m x 3.78m)

Fabulous second floor bedroom with useful storage space to the eaves. Four wooden double glazed Velux windows.

### Outside

Front low wall and front forecourt.

Superb fully landscaped rear gardens with low brick walling and substantially fenced boundaries. Several stone paved patio areas with gravel stone borders and trellis decorative partitioning with pergolas above. Fabulous setting for family and social outside entertainment! Rear DETACHED GARAGE with carport providing car standing space with front garage access door from the rear.



### 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



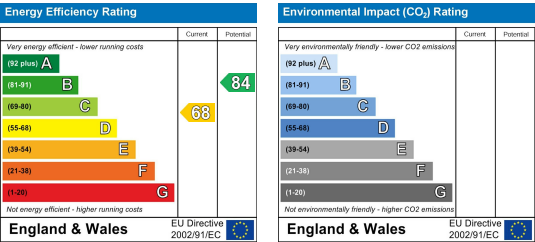
Area Map



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



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.

