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estate agents

24 George Street

Old Whittington, Chesterfield, S41 9DR

Guide price £230,000

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Offered to the open market with NO CHAIN AND IMMEDIATE POSSESSION! Early viewing is recommended to fully appreciate this totally refurbished THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE - An ideal first time buyer or small family home which is situated within this extremely sought after residential location- ideally placed for local amenities, bus routes, schools and for commuting to Dronfield, Sheffield and Chesterfield Town Centre.

Internally the accommodation has recently been neutrally redecorated throughout, fitted with new carpets and floor coverings and with gas central heating (Combi boiler 2022 & serviced 2025), uPVC double glazing and great scope for further extension to the side (subject to consents) Comprises of entrance hall, cloakroom/WC, family reception/dining room, integrated modern kitchen and to the first floor THREE DOUBLE BEDROOMS and fabulous family bathroom with 3 piece White suite.

Low brick walling and front forecourt garden area with wrought iron entrance gates to the driveway and leads to the attached garage and workshop.

Low maintenance rear enclosed garden with lawn and patio areas. Access to the workshop and additional garage which is extremely versatile and could also be used for office/study or home working facility if required.





Additional Information

Gas Central Heating- Alpha Combi boiler- new in 2022- serviced 2025
uPVC Double Glazed Windows
New internal doors
Redecorated throughout
New carpets and floor coverings throughout
Gas and Electrical current certificates available
Gross Internal Floor Area- 146.5 Sq.m/1576.0 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area -Whittington Green School

Entrance Hall

Front uPVC door leads into the entrance hallway. Access to the ground floor accommodation and stairs climb to the first floor. Good under stairs storage space.

Cloakroom/WC

7'11" x 2'11" (2.41m x 0.89m)

Comprising of a 2 piece suite which includes a wash hand basin and low level WC. Side aspect window.

Reception/Dining Room

25'4" x 11'4" (7.72m x 3.45m)

A generous family reception/dining room with dual aspect windows to front and rear which brings plenty of natural light into this room. Modern fire surround with electric fire.

Modern Integrated Kitchen

11'11" x 8'4" (3.63m x 2.54m)

Comprising of a superb range of base and wall units with complimentary work surfaces with inset sink and tiled splash backs. Integrated electric over and hob, dishwasher and space for ridge-freezer. Real elevation window. Breakfast Bar. External door to the side passageway and leads onto the rear gardens.

First Floor Landing

Access to the insulated loft space.

Main Double Bedroom One

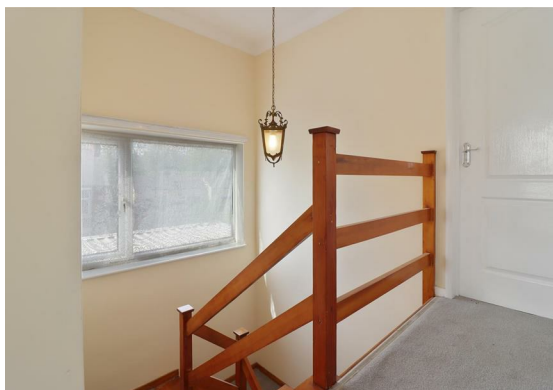
15'4" x 11'5" (4.67m x 3.48m)

A spacious main double bedroom with rear aspect window.

Front Double Bedroom Two

11'7" x 11'5" (3.53m x 3.48m)

A second spacious double bedroom with front aspect window.



Impressive Family Bathroom

9'8" x 5'10" (2.95m x 1.78m)

Comprising of a modern White 3 piece suite which includes panelled bath with shower above and screen, wash hand basin set in attractive vanity unit and low level WC . Stylish Vinyl complimentary flooring. Front aspect window.

Rear Double Bedroom Three

9'11" x 9'8" (3.02m x 2.95m)

Third double bedroom which could also be used for office/study or home working space if required.

Outside

Low brick walling and front forecourt garden area with wrought iron entrance gates to the driveway and leads to the attached garage and workshop. Low maintenance rear enclosed garden with lawn and patio areas. Access to the workshop and potential further garage space if required.

Garage/ Workshop

26'1" x 9'2" (7.95m x 2.79m)

Superb workshop area with up and over garage door, power and lighting.

Garage

13'8" x 12'4" (4.17m x 3.76m)

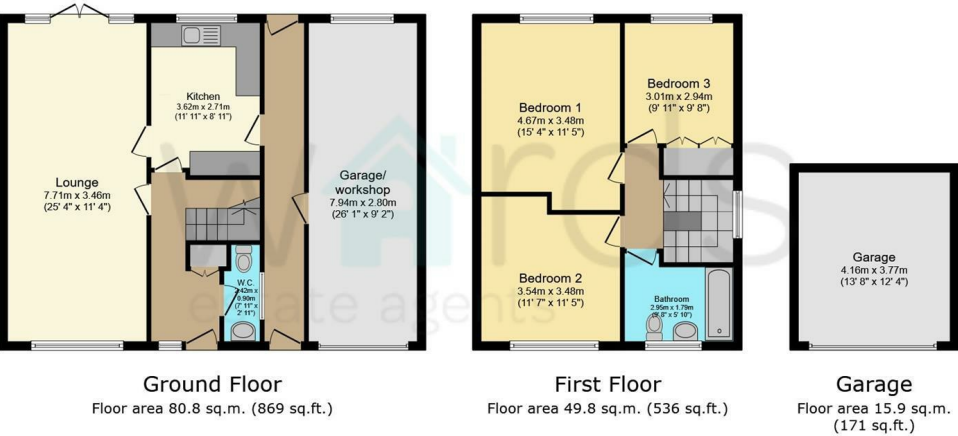
Located within the rear garden. Generous sized garage with power and lighting and up & over door.

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.

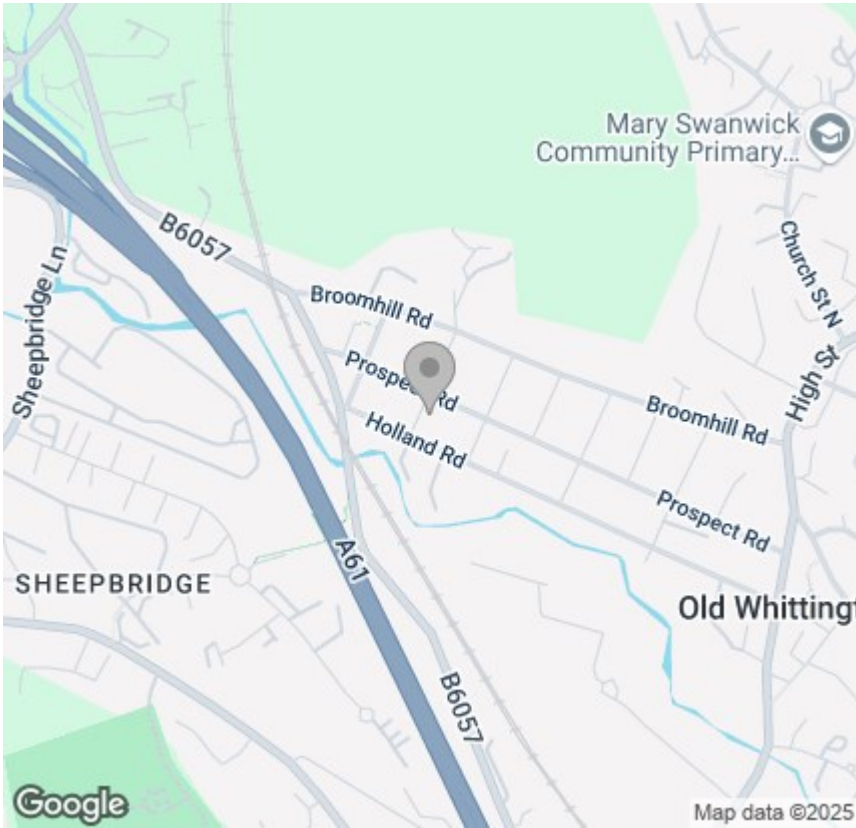
Floor Plan



Total floor area: 146.5 sq.m. (1,576 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

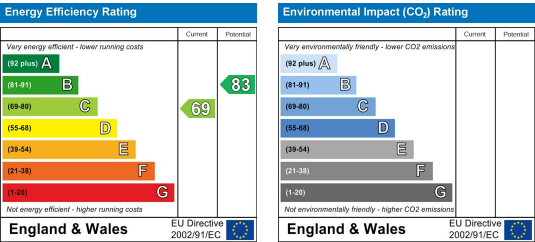
Area Map



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.

