



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

**38 Old Whittington Lane**

Unstone, Dronfield, S18 4DR

**£175,000**



## 38 Old Whittington Lane

Unstone, Dronfield, S18 4DR

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is recommended of this deceptively spacious TWO DOUBLE BEDROOM END TERRACED HOUSE situated within this sought after semi rural location close to Dronfield which is a town to the North East of Chesterfield, it comprises of the 3 communities of Dronfield, Dronfield Woodhouse and Coal Aston. It is sited in the valley of the small River Drone and lies between Chesterfield & Sheffield. Excellent local amenities, bus routes and excellent commuter road links.

Ideally suited to first time buyers, small families or investors alike! Potential Yield of 5% based on a purchase price of £175,000 and a monthly rent of £675

Internally the well presented benefits from gas central heating with a combi boiler and uPVC double glazing and comprises of entrance hall, family reception room, fitted kitchen, two first floor double bedrooms with fitted wardrobes and partly tiled family bathroom with White 3 piece suite.

Open plan front lawns with footpath leading to the front doorway. Drop curb gives access to side paved car standing space. There is potential for further parking and potentially the erection of a garage if required (subject to consents)

Secure side gates provides access to the rear with low maintenance side gardens having colour pebble stone area and pathway giving access to two external stores. Substantially fenced boundaries and further paved patio which is perfect for outside family & social entertaining. Additional area of lawn and pebble area. Pleasant rear views towards Hundall.







## Additional Information

Current Gas and Electric Certificates  
Carpets and floor coverings included  
Gas Central Heating-Baxi Combi Boiler  
uPVC Double Glazed windows/facias/soffits & guttering  
Gross Internal Floor Area- 72.3 Sq.m/ 778.4 Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area -Dronfield Henry Fanshawe School

## Front Entrance Hall

6'4" x 5'11" (1.93m x 1.80m)

Front open canopy porch with wooden front entrance door into the hallway. Meter cupboard. Stairs to the first floor.

## Reception Room

19'4" x 10'1" (5.89m x 3.07m)

A generously proportioned family reception room with dual aspect windows having a front bay window. Wall mounted electric fire. Pleasant rear aspect.

## Fitted Kitchen

9'10" x 7'9" (3.00m x 2.36m)

Comprising of a range of base and wall units with complimentary work surfaces, inset stainless steel sink unit with tiled splash backs. Wall mounted glazed display cupboards. Integrated electric oven, gas hob and chimney extractor. Space and plumbing for washing machine. Useful pantry with ventilation outlet for tumble dryer. . Side door gives access to the gardens.

## First Floor Landing

8'1" x 2'9" (2.46m x 0.84m)

Access to the insulated loft space. Airing cupboard with Baxi Combi boiler.

## Front Double Bedroom One

14'8" x 8'9" (4.47m x 2.67m)

Front aspect main double bedroom which benefits from two double built in wardrobes with top storage boxes and a dressing drawer. Bulk head storage.

## Rear Double Bedroom Two

10'3" x 9'6" (3.12m x 2.90m)

A second double bedroom with pleasant rear aspect over the rooftops. Includes two double fitted wardrobes and further top boxes for storage. Additional store cupboard.

## Family Bathroom

6'4" x 5'7" (1.93m x 1.70m)

Being partly tiled and comprising of a White 3 piece suite which includes a panellied bath with electric shower above, pedestal wash hand basin and low level WC.

## Outside Store One

7'10" x 6'4" (2.39m x 1.93m)

## Outside Store Two

6'4" x 3'2" (1.93m x 0.97m)





## Outside

Open plan front lawns with footpath leading to the front doorway. Drop curb gives access to side paved car standing space. There is potential for further parking and potentially the erection of a garage if required (subject to consents)

Secure side gates provides access to the rear with low maintenance side gardens having colour pebble stone area and pathway giving access to two external stores. Substantially fenced boundaries and further paved patio which is perfect for outside family & social entertaining. Additional area of lawn and pebble area. Pleasant rear views towards Hundall. Outside water tap and lighting.



## School catchment areas

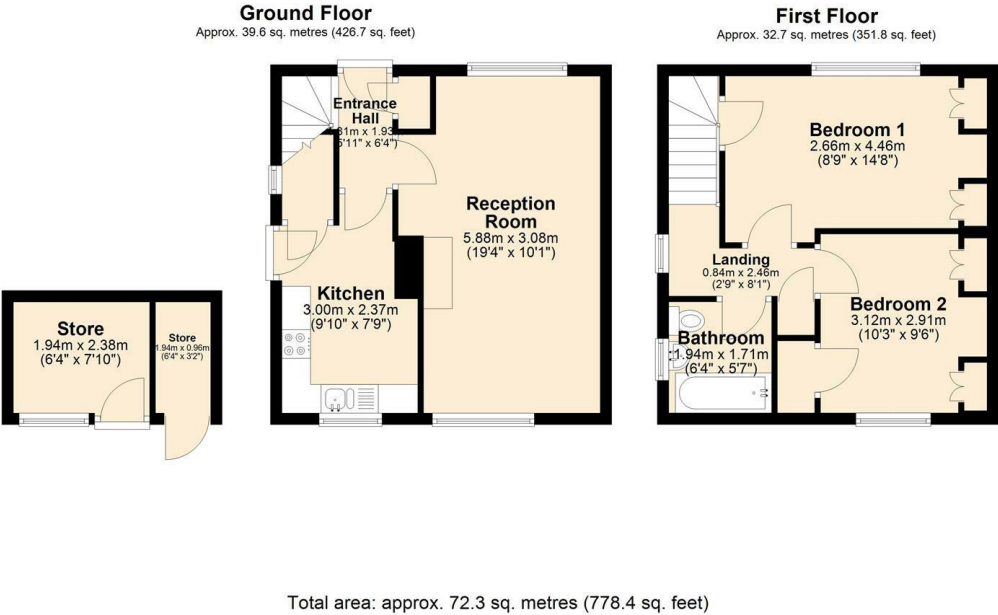
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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.





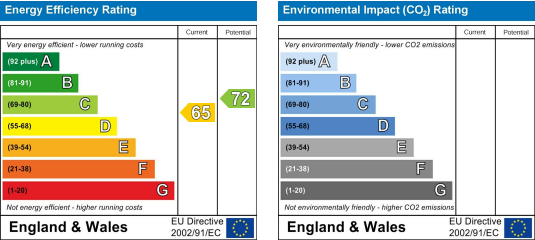
Floor Plan



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.

