



**wA**ards  
estate agents

**10 St. Johns Road**

Whittington Moor, Chesterfield, S41 8TB

**£175,000**



## 10 St. Johns Road

Whittington Moor, Chesterfield, S41 8TB

OFFERED TO THE OPEN MARKET WITH NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is highly recommended of this fully refurbished and immaculately presented TWO DOUBLE BEDROOM MID TOWN HOUSE which is situated in this ever popular residential location close to all local amenities, shops, bus routes, schooling. Excellent commuter road network links to Dronfield & Sheffield via the A61/A617 and M1 motorway J29.

Ideally suited to first time buyers, small families or investors alike!

Internally the neutrally decorated accommodation benefits from uPVC double glazing, gas central heating with a Combi boiler (new in 2023 & serviced) and comprises of front canopy porch, reception room, superb integrated dining kitchen and to the first floor there is the main double bedroom, versatile second bedroom which could be used for office or home working and splendid family bathroom with feature tiling and White 3 piece suite.

Impressive front cobble block drive provides ample parking for up to two vehicles.

Rear enclosed garden with secure fenced boundaries. Stone patio and area of lawn with side borders. Lower paved sun patio. Perfect setting for social & family entertaining







## Additional Information

Gas Central Heating -Ideal Instinct Combi boiler (new in 2023 & serviced)  
Cavity Wall Insulation  
Loft Insulation  
uPVC double glazed windows  
New internal doors  
Carpets & floor coverings all included  
Gross Internal Floor Area- 50.7Sq.m/ 546.1Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area -Whittington Green School

## Canopy Entrance Porch

Front composite entrance door leads into the reception room.

## Reception Room

14'1" x 10'11" (4.29m x 3.33m)

Beautifully presented and decorated reception room with front aspect bay window. LTV laminate flooring. Feature radiator cover. Staircase to the first floor

## Superb Dining Kitchen

14'1" x 7'9" (4.29m x 2.36m)

Comprising of a fabulous full range of soft Grey flush base and wall units with complimentary work surfaces having an inset ceramic sink with feature 'brick' style tiled splash backs. Ideal Instinct Combi boiler (new in 2023 and is serviced) Integrated electric oven, induction hob and chimney extractor fan above. Space for washing machine and fridge freezer.Consumer unit. Downlighting and feature radiator. Useful under stairs store cupboard. uPVC rear door with obscure glazing.

## First Floor Landing

6'3" x 2'7" (1.91m x 0.79m)

Access to the first floor bedrooms and family bathroom. Access to the insulated loft space.

## Front Double Bedroom One

14'1" x 9'6" (4.29m x 2.90m)

Main double bedroom with front aspect window. Useful over stairs cupboard with two hanging rails.







## Rear Single Bedroom Two

9'3" x 7'7" (2.82m x 2.31m)

A versatile bedroom which could also be used as office or home working space.

## Attractive Family Bathroom

6'3" x 6'2" (1.91m x 1.88m)

Being fully tiled in a stylish textured finish tile and comprising of a White 3 piece suite. Includes a modern shower bath with rainfall shower and shower screen. Low level WC and wash hand basin set within White glass vanity units. Chrome heated towel rail. Downlighting and LTV flooring

## Outside

Impressive front cobble block drive provides ample parking for up to two vehicles.

Rear enclosed garden with secure fenced boundaries. Stone patio and area of lawn with side borders. Lower paved sun patio. Perfect setting for social & family entertaining. Outside security lighting and external water tap. Rear access gate.



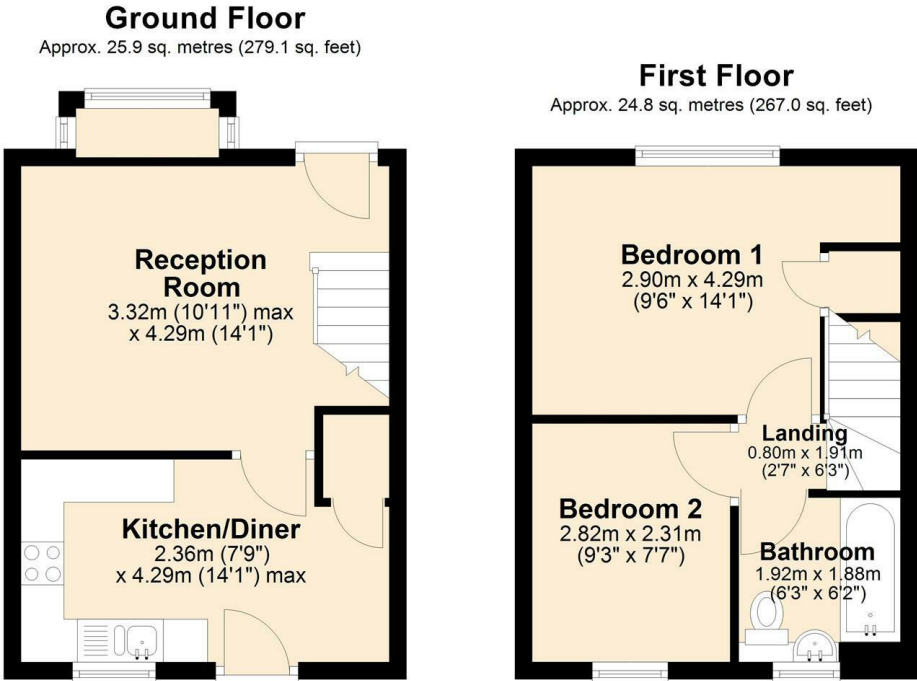
## School catchment areas

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

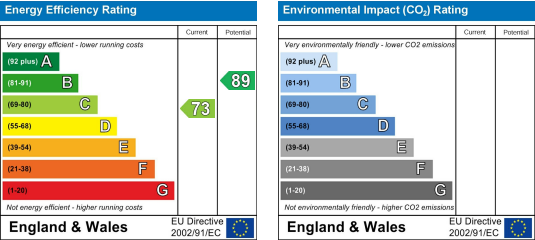


Total area: approx. 50.7 sq. metres (546.1 sq. feet)

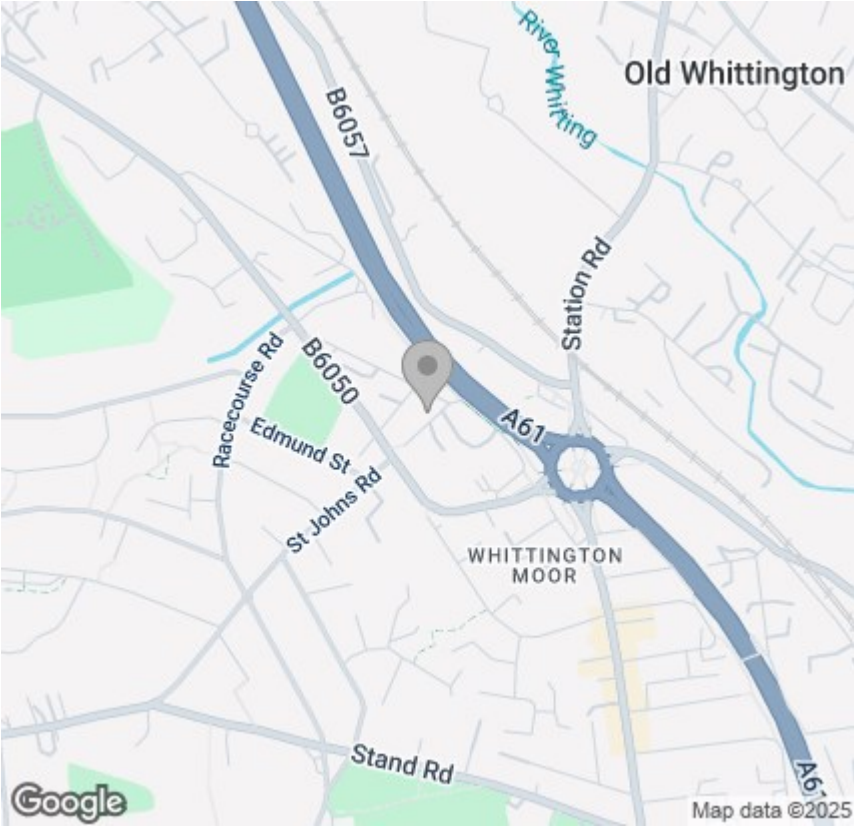
Viewing

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.

