



16 Cross Wellington Street,
New Whittington, S43 2BD

OFFERS AROUND

£185,000

W
WILKINS VARDY

£185,000

REFURBISHED END TERRACE HOUSE - RE-FITTED KITCHEN & BATHROOM -
DETACHED GARAGE - NO CHAIN

A beautifully refurbished three bedroom end terrace home, thoughtfully updated by the current owner and presented in move-in ready condition. Offering 753 sq. ft. of neutrally decorated accommodation including a spacious living room, a stylish re-fitted kitchen, and a modern re-fitted bathroom, this property is ideal for first time buyers, families, or investors alike. Outside, the home benefits from an enclosed low maintenance south facing garden, perfect for relaxing or entertaining, along with a detached garage providing additional storage or parking.

Located in an established residential area, the property is well placed for accessing the local schools, parks and amenities, and is readily accessible for commuter links into Chesterfield Town Centre and towards Dronfield and Sheffield.

- STYLISH 'READY TO MOVE INTO' END TERRACE HOUSE
- GOOD SIZED LIVING ROOM
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- DETACHED GARAGE & CAR STANDING SPACE
- NO UPWARD CHAIN
- EPC RATING: C

General

Gas central heating (New boiler and radiators)
uPVC sealed unit double glazed windows and doors
Newly decorated throughout
New floor coverings throughout
Gross internal floor area - 70.0 s.qm./753 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

Having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

Living Room

14'10 x 12'10 (4.52m x 3.91m)
A generous front facing reception room having a feature pebble bed electric fire suite.
A door gives access to a useful built-in under stair store cupboard.
Vertical flat panel radiator.

Re-Fitted Kitchen

15'9 x 9'2 (4.80m x 2.79m)
A good sized room, spanning the full width of the property and fitted with a range of grey wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, washing machine, electric double oven and induction hob with glass splashback and angled extractor canopy over.
Vertical flat panel radiator.
Tiled floor and downlighting.
uPVC double glazed sliding patio doors overlook and open onto the rear patio.

On the First Floor

Landing

Having a built-in storage cupboard and loft access hatch.

Bedroom One

12'5 x 9'4 (3.78m x 2.84m)
A good sized front facing double bedroom.

Bedroom Two

11'6 x 9'4 (3.51m x 2.84m)
A good sized rear facing double bedroom.

Bedroom Three

7'0 x 6'4 (2.13m x 1.93m)
A front facing single bedroom having a built-in over stair storage cupboard.

Re-Fitted Bathroom

6'4 x 5'6 (1.93m x 1.68m)
Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer tap, semi recessed hand wash basin with vanity unit below and a concealed cistern WC.
Tiled floor and downlighting.

Outside

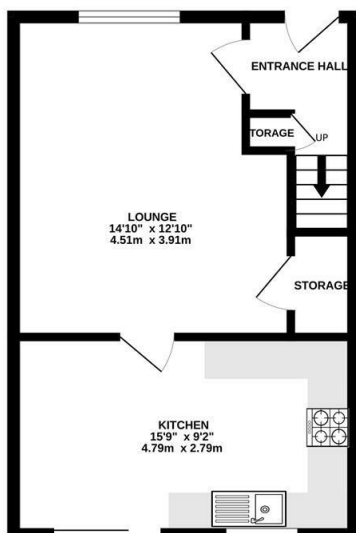
To the front of the property there is a lawned garden with planted side borders and a paved path leading up to the front entrance door.

A gate gives access down the side of the property to the enclosed south facing rear garden which is paved and has a deck seating area.

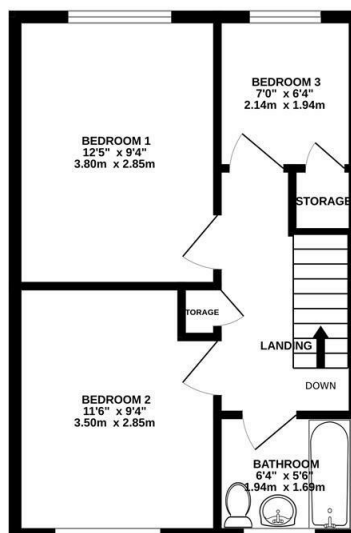
There is a newly erected Detached Single Garage with 'up and over' door and rear personnel door, which is accessed off Wellington Street.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS

All viewings are to be arranged through the agent.

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, electric fire, kitchen appliances, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Whittington Green School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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