



10 Sandy Close, Whitwell

£165,000 Freehold

Charming two-bed semi with lounge, kitchen, private rear garden, driveway for three cars, gas central heating, and UPVC double glazing. Freehold, Council Tax Band A. Move-in ready.

Council Tax band: A | Tenure: Freehold | EPC: C

Step inside this charming two-bedroom semi-detached home, thoughtfully designed for comfortable modern living. The property features a welcoming lounge, a well-proportioned kitchen, and two generously sized bedrooms, making it an ideal choice for first-time buyers, small families, or those seeking to downsize. Enjoy the benefits of gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency all year round. With its freehold tenure and Council Tax Band A, this home offers both security and affordability. Move-in ready and available now, this property invites you to settle in without delay.

To the rear, a private garden provides the perfect setting for outdoor relaxation, gardening, or entertaining friends and family. The front of the property boasts a spacious driveway, comfortably accommodating up to three cars and offering convenient off-road parking. Whether you are looking for a tranquil retreat or a practical space to suit your lifestyle, this home delivers on all fronts. Viewing is highly recommended to fully appreciate all this delightful property has to offer.





LOUNGE

12' 10" x 13' 9" (3.91m x 4.20m)

Fitted with a feature brick fireplace. Also fitted is a central heating radiator, laminate flooring, an under stairs storage cupboard and a uPVC double glazed window viewing to the front of the property.

DINING KITCHEN

8' 0" x 13' 9" (2.44m x 4.20m)

Fitted with a range of units in light oak above and below areas of easy clean work surfaces inset to which is a 1 1/2 bowl stainless steel sink unit. Also fitted is an extractor hood, laminate flooring, tiling to splashbacks, facilities for an automatic washing machine, facilities for an electric cooker, a uPVC double glazed window viewing to the rear of the property and a door opening to the same and a central heating radiator.



GUEST WC

Half tiled and fitted with a low flush toilet, a wash hand basin, a central heating radiator and an extractor fan.





BEDROOM ONE

10' 4" x 17' 2" (3.16m x 5.22m)

Fitted with two upvc double glazed windows viewing to the front of the property and two central heating radiators.

BEDROOM TWO

10' 8" x 10' 6" (3.26m x 3.21m)

Dimensions: 3.25m x 3.2m. Fitted with a upvc double glazed window viewing to the rear of the property and a central heating radiator.

BATHROOM

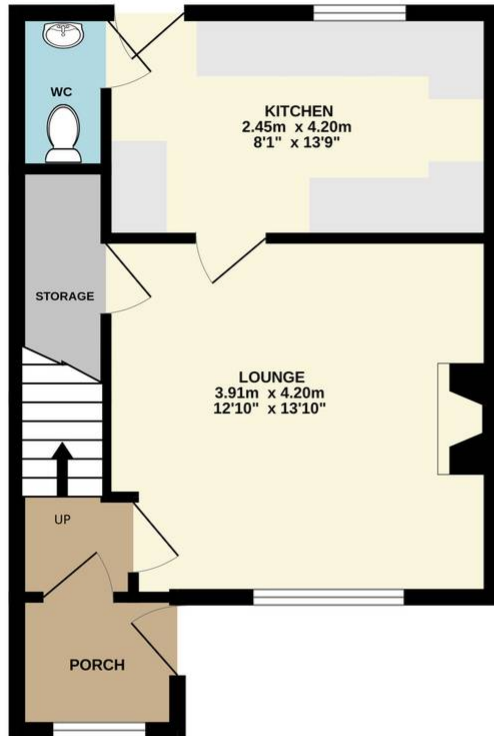
6' 1" x 6' 0" (1.86m x 1.83m)

Half tiled and fitted with a suite in white comprising of a panelled bath with power shower over, a pedestal wash hand basin and a low flush toilet. also fitted is an extractor fan, a upvc double glazed window viewing to the rear of the property and a central heating towel radiator.

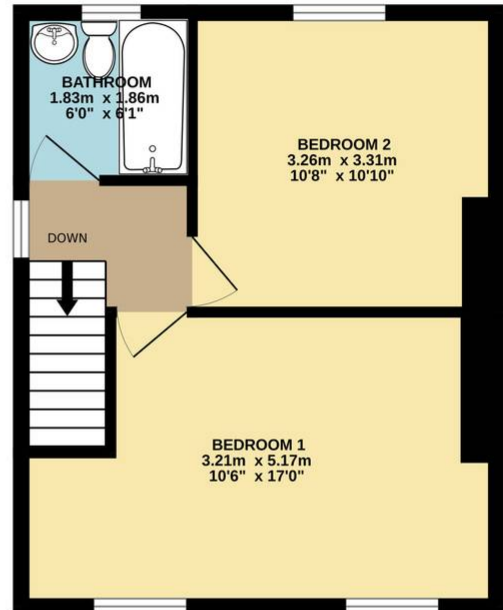




GROUND FLOOR
34.8 sq.m. (375 sq.ft.) approx.



1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA : 67.4 sq.m. (726 sq.ft.) 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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