



w**ards**
estate agents

13 Green Street

Old Whittington, Chesterfield, S41 9JG

£195,000

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Offered to the market with NO CHAIN!!

Early viewing is highly recommended of this **SPLENDID FULLY REFURBISHED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE!!** Ideal for first time buyers, small families or Investors alike! Located 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.

The property has been fully modernised with gas central heating (combi boiler) uPVC double glazing/facias/soffits, externally repainted, internally replastered and comprises of:- front entrance hall, family reception room with dual aspect windows, superb integrated breakfast kitchen and on the first floor two double bedrooms and luxury part tiled family bathroom with White 3 piece suite.

Front block paved driveway provides ample parking, mature lawn and secure side gate which leads along the block paved pathway to the rear garden.

Superb **SOUTH FACING** large block paved patio with BBQ area and large enclosed lawned garden with substantial hedge and fenced boundaries. A perfect setting for outside family & social entertainment/enjoyment! There is outside lighting and water tap.





Additional Information

Gas Central Heating -Baxi Combi boiler-serviced
uPVC double glazed windows/facias/soffits
Internally replastered
New carpets and flooring
External rendering repainted
Fridge/Freezer is included in the sale
Gross Internal Floor Area - 66.5 Sq.m/ 715.6 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area-Whittington Green School

Entrance Hall

4'1" x 3'1" (1.24m x 0.94m)

Front uPVC entrance door. Attractive 'continental style' flooring. Stairs to the first floor. Door into the reception room

Reception Room

17'9" x 10'11" (5.41m x 3.33m)

A generously proportioned, light and airy family reception room with dual aspect windows. Individually designed fireplace with electric fire.

Superb Breakfast Kitchen

14'5" x 8'11" (4.39m x 2.72m)

Comprising of a range of Sage Green base and wall units with integrated wine rack, complementary work surfaces and inset composite sink. Integrated electric oven, 4 ring gas hob with extractor above and splash back. Tiled flooring. Integrated dishwasher and washing machine and additional space for fridge/freezer(included in the sale) Wall mounted Baxi Combi Boiler. Plinth heater. Rear part obscure glazed uPVC door leading onto the gardens.

Pantry

7'0" x 3'1" (2.13m x 0.94m)

Useful under stairs store cupboard where the electric consumer unit is located

First Floor Landing

12'0" x 5'6" (3.66m x 1.68m)

Access to the insulated loft space. Additional storage/linen cupboards.

Rear Double Bedroom One

11'11" x 10'11" (3.63m x 3.33m)

Main double bedroom with rear aspect window overlooking the gardens.



Rear Double Bedroom Two

11'11" x 8'10" (3.63m x 2.69m)

A second double bedroom with rear aspect window overlooking the rear garden.

Luxury Family Bathroom

7'10" x 5'6" (2.39m x 1.68m)

With complementary part tiled walls and comprising of a White 3 piece suite which includes a shower bath with fountain taps, rainfall shower with additional attachment hose and shower screen. Pedestal wash hand basin with fountain taps. Low level WC. Vinyl flooring.



Outside

Front block paved driveway provides ample parking, mature lawn and secure side gate which leads along the block paved pathway to the rear garden.

Superb SOUTH FACING large block paved patio with BBQ area and large enclosed lawned garden with substantial hedge and fenced boundaries. A perfect setting for outside family & social entertainment/enjoyment! There is outside lighting and water tap.



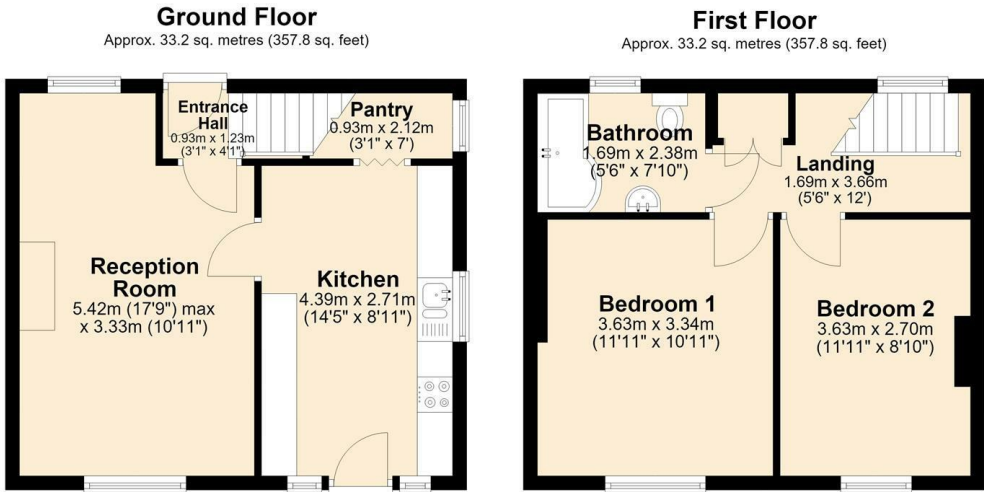
School catchment areas

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

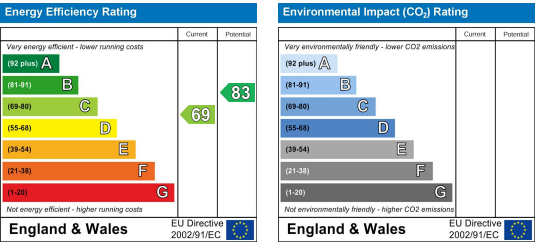


Total area: approx. 66.5 sq. metres (715.6 sq. feet)

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.

