



29 Avenue Road,
Whittington Moor, S41 8TA

£100,000

W
WILKINS VARDY

£100,000

REFURBISHMENT OPPORTUNITY - END TERRACE HOUSE - TWO DOUBLE BEDS - NO CHAIN

Offered for sale with no chain is this end terraced property which offers an exciting opportunity for buyers looking to modernise and add value.

In need of refurbishment throughout, the accommodation includes two generously proportioned reception rooms, a dual aspect kitchen and a useful cellar providing additional storage. To the first floor are two good sized double bedrooms, both retaining attractive cast iron fireplaces, together with a family bathroom/WC. Externally, the property benefits from off street parking for one vehicle and mature gardens, making it an ideal purchase for investors or those seeking a renovation project with plenty of potential.

The property is situated in a convenient location close to local shops and amenities offered on Sheffield Road and is readily accessible for commuter links to Chesterfield, Dronfield and Sheffield,

- END TERRACE HOUSE IN NEED OF REFURBISHMENT/MODERNISATION
- TWO GOOD SIZED RECEPTION ROOMS
- DUAL ASPECT KITCHEN
- USEFUL CELLAR
- TWO GOOD SIZED DOUBLE BEDROOMS
- BATHROOM/WC
- CAR STANDING SPACE
- GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 84.4 sq.m./909 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

Living Room

13'1 x 11'3 (3.99m x 3.43m)

A good sized front facing reception room having a tiled fireplace with an inset electric fire.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

13'1 x 12'2 (3.99m x 3.71m)

A good sized rear facing reception room having a stone fireplace with fitted gas fire, the fireplace extending to either side.

Fitted shelving to the alcove.

Tiled floor.

A door from this room gives access to steps which lead down into the cellar.

Cellar

14'4 x 14'0 (4.37m x 4.27m)

A useful storage area.

Kitchen

10'2 x 6'10 (3.10m x 2.08m)

A dual aspect room, having wood effect panelling to the walls and fitted with a basic range of wall, drawer and base units with work surfaces over.

Inset single drainer stainless steel sink.

Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker.

Tiled floor.

A door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

13'1 x 12'2 (3.99m x 3.71m)

A good sized rear facing double bedroom having a cast iron fireplace. A door from this room gives access into the ...

Bathroom

10'2 x 6'10 (3.10m x 2.08m)

Fitted with a 3-piece suite comprising a corner bath with bath/shower mixer tap, pedestal hand wash basin and a low flush WC.

Bedroom Two

13'1 x 11'3 (3.99m x 3.43m)

A good sized front facing double bedroom having a cast iron fireplace and some built-in storage.

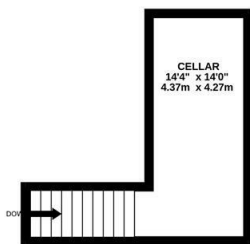
Outside

Double gates open onto a driveway which provides off street parking for one vehicle. There is forecourt garden with mature plants, shrubs and hedging.

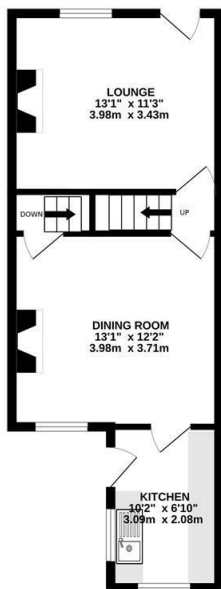
To the rear of the property there is a yard area and an attached outbuilding. Beyond here there is a lawn with mature shrubs and bushes and a paved area with a garden shed.



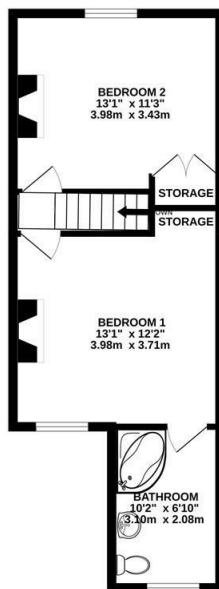
BASEMENT
116 sq ft. (10.8 sq.m.) approx.



GROUND FLOOR
396 sq ft. (36.6 sq.m.) approx.



1ST FLOOR
396 sq ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq ft. (84.4 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.
Made with Metropix C2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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RICS



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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, gas fire, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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

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 Consultant.



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