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estate agents

15 Swanwick Street

Old Whittington, Chesterfield, S41 9DD

Guide price £250,000

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Offered to the open market with NO CHAIN!

Generously proportioned EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE- Ideal first time buyer or small family home which is situated 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.

Internally the property benefits from gas central heating with a new boiler in 2025, uPVC double glazing, new internal Pine doors and comprises of front entrance hall, front reception room, well proportioned extended dining/sitting room with feature inset hearth and Multi Fuel Stove and also French doors at the rear onto the gardens. Fitted kitchen with Range Cooker, utility with WC and rear porch. To the first floor main front double bedroom, second double at the rear and a versatile third bedroom which could be used for office/home working. Family bathroom with 3 piece suite.

Front low brick boundary walling and driveway provides ample car standing space for up to two vehicles and leads to the detached garage. Generous enclosed rear garden with good sized lawn area. Newly fenced boundary.





Additional Information

Roof renewed 12 years ago(please provide documentation?)
 New Pine Internal Doors
 Gas Central Heating-New Combi Boiler Dec 2025
 uPVC Double Glazed windows
 Gross Internal Floor Area-120.0Sq.m/1291.3 Sq.Ft.
 Council Tax Band -B
 Secondary School Catchment Area -Whittington Green School

Front Entrance Hall

10'9" x 6'9" (3.28m x 2.06m)

Front entrance door into the hallway. Stairs climb to the first floor.

Reception Room

12'11" x 12'10" (3.94m x 3.91m)

Well proportioned family reception room with front aspect bay window having leaded top lights. Superb Feature fireplace with electric fire.

Extended Dining/Sitting Room

21'4" x 14'1" (6.50m x 4.29m)

Fabulous extended family dining/sitting room with feature inset brick fireplace with tiled hearth and Multi Fuel Stove. uPVC French doors onto the rear gardens, with additional rear aspect windows & side aspect window.

Fitted Kitchen

11'0" x 6'8" (3.35m x 2.03m)

Comprising of a range of Shaker base and wall units with complimentary work surfaces having an inset composite sink. Space for Range Gas Cooker. Space for integrated dishwasher and American fridge/freezer. Breakfast Bar with seating area.

Rear Porch

6'4" x 3'8" (1.93m x 1.12m)

Side entrance door.

Utility Room

6'4" x 5'0" (1.93m x 1.52m)

Space and plumbing for washing machine and space for tumble dryer. Low level WC.

First Floor landing

7'9" x 6'9" (2.36m x 2.06m)





Rear Double Bedroom One

13'0" x 11'3" (3.96m x 3.43m)

Main double bedroom with rear aspect window

Front Double Bedroom Two

12'0" x 10'8" (3.66m x 3.25m)

A second double bedroom with front aspect window. Access to the insulated loft space.

Front Single Bedroom Three

7'9" x 6'9" (2.36m x 2.06m)

A versatile third bedroom which could also be used for office/study or home working.

Family Bathroom

7'11" x 6'8" (2.41m x 2.03m)

Comprising of a 3 piece suite which includes a panelled bath with mains shower above, pedestal wash hand basin and low level WC. Ladder style heated towel rail. Rear aspect window.

Detached Garage

18'0" x 12'1" (5.49m x 3.68m)

Detached concrete sectional garage.

Outside

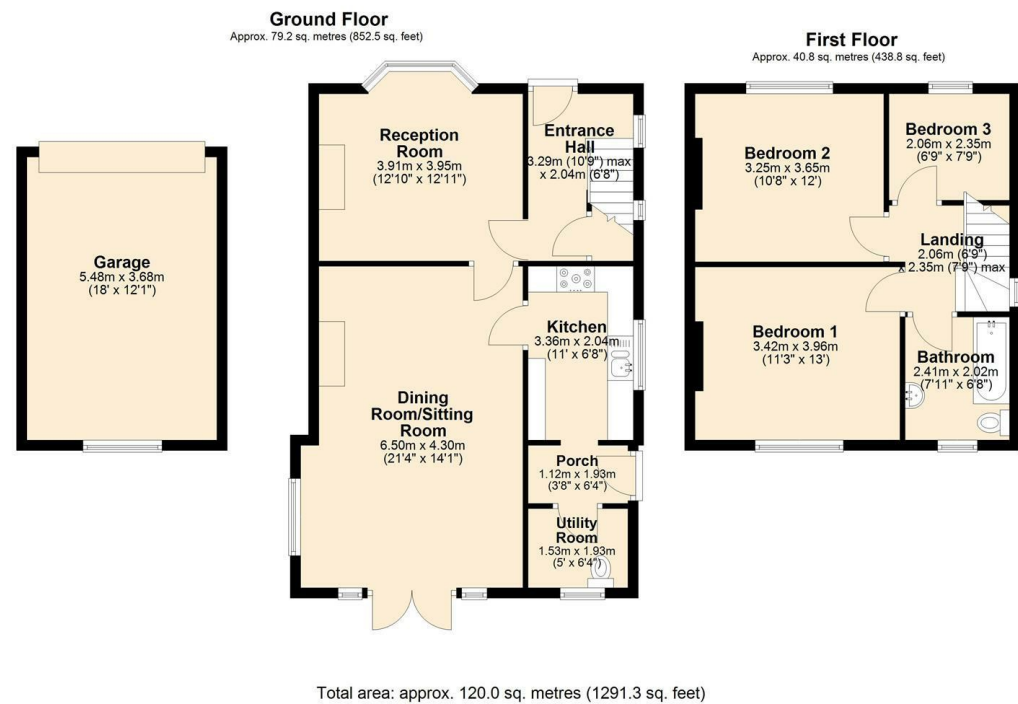
Front low brick boundary walling and driveway provides ample car standing space for up to two vehicles and leads to the detached garage. Generous enclosed rear garden with good sized lawn area. Newly fenced boundary.

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.

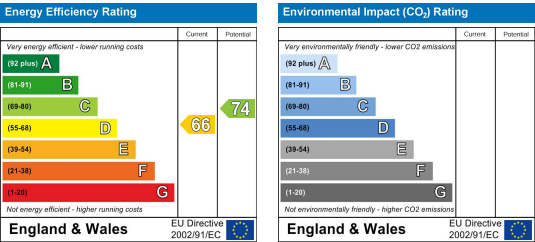
Floor Plan



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.

