





SHARP  
WATER  
FAN MOTOR

PLINTH HEATER

TEA  
COFFEE  
SUGAR



## 6 Sail Court

Old Whittington • Chesterfield • S41 9FB

£88,000

£88,000 for 40% Ownership A well-presented two-double-bedroom semi-detached home located in the popular village of Old Whittington. The area benefits from a range of nearby amenities including local shops, and offers excellent transport connections with Chesterfield town centre only a short drive away, Dronfield Train Station within easy reach, and convenient bus routes. Access to countryside walking paths also makes this an attractive choice for first-time buyers. The front door opens into a long hallway, where a useful storage cupboard sits to the right. The first door on the left leads into the front-facing kitchen, fitted with modern gloss cabinetry, integrated appliances and space for freestanding items. Continuing along the hallway, you'll find a downstairs WC before reaching the rear lounge-diner. This comfortable, well-sized space offers room for both seating and a small dining table, with double doors opening directly onto the rear garden. Upstairs, the main bedroom is positioned at the front and offers generous space and natural light. The second bedroom is another excellent double overlooking the rear garden. The modern bathroom features a three-piece suite comprising a bath with overhead shower, sink and WC. The rear garden is private and enclosed, beginning with a patio ideal for outdoor seating and stepping up to a low-maintenance lawn. To the front of the property, a driveway provides off-road parking for one vehicle.



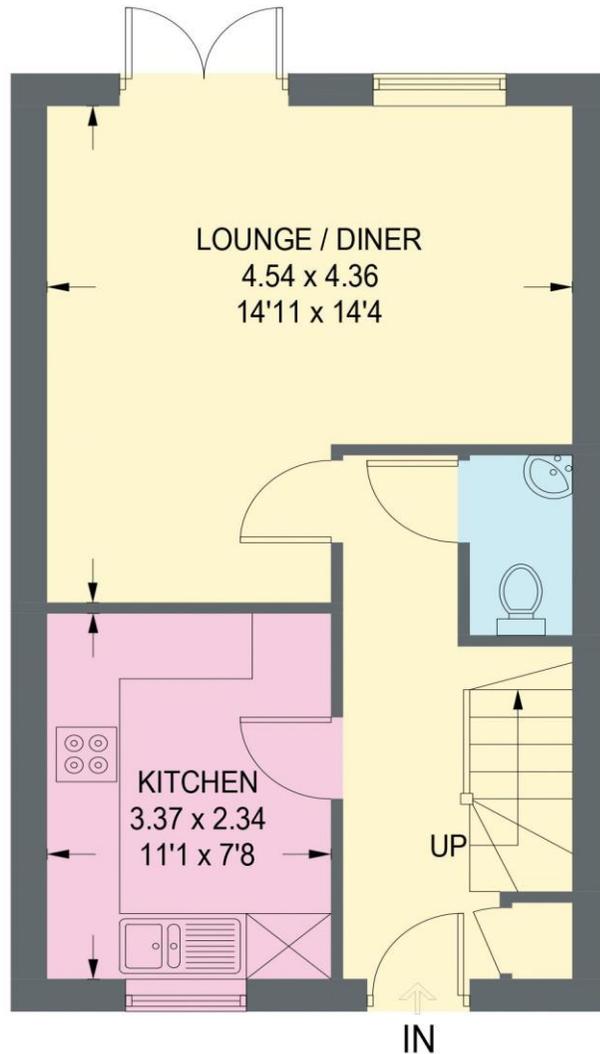


- £88,000 For 40% Ownership
- Two Double Bedroom Semi Detached House
- First Time Buyer Home
- Modern Kitchen w/ Gloss Units
- Lounge Diner w/ Doors onto Rear Garden
- Two Good Sized Double Bedrooms
- Three Piece Suite Modern Bathroom
- Private Rear Garden & Patio
- Driveway Parking for One Vehicle
- Council Tax Band A/EPC Rating B

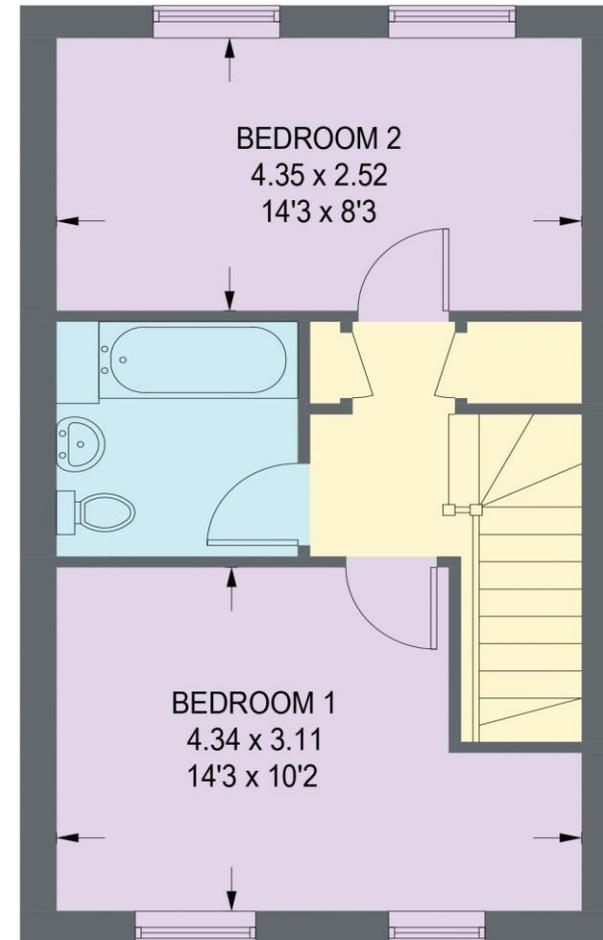


# 6 SAIL COURT

APPROXIMATE GROSS INTERNAL AREA = 69.7 SQ M / 750.4 SQ FT



**GROUND FLOOR = 34.9 SQ M / 376.1 SQ FT**



**FIRST FLOOR = 34.8 SQ M / 374.3 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1282741)



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