



282 Handley Road,
New Whittington, S43 2ET

OFFERS IN THE REGION OF

£170,000


WILKINS VARDY

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BAY FRONTED SEMI ON GENEORUS PLOT - TWO DOUBLE BEDS - NO UPWARD CHAIN
- REAR VIEWS ACROSS OPEN FIELDS

Occupying a generous plot and having views to the rear over open fields is this delightful, neutrally decorated bay fronted semi detached house offering 785 sq.ft. of well proportioned accommodation. The property includes two comfortable reception rooms, a fitted kitchen, two good sized double bedrooms and a shower room. Outside, the home benefits from a car standing space and a mature rear garden stocked with a variety of plants, trees, and shrubs.

Offered to the market with no upward chain, the property is located in this desirable semi rural residential area, well placed for accessing the local amenities in New Whittington, and readily accessible for routes into Eckington, Sheffield and the Town Centre.

- BAY FRONTED SEMI DETACHED HOUSE ON GENEROUS PLOT
- TWO GOOD SIZED RECEPTIONS ROOMS
- FITTED KITCHEN
- TWO GOOD SIZED DOUBLE BEDROOMS
- SHOWER ROOM/WC
- CAR STANDING SPACE
- MATURE REAR GARDEN BACKING ONTO OPEN FIELDS
- NO UPWARD CHAIN
- SEMI RURAL LOCATION
- EPC RATING: D

General

Gas central heating(Worcester Boiler)
uPVC sealed unit double glazed windows and doors
Total internal floor area - 72.9 sq.m./785 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'4 x 13'2 (4.06m x 4.01m)
A good sized bay fronted reception room having a feature tiled fireplace with an inset electric fire.
Built-in 2-door floor to ceiling cupboard.

Dining Room

11'1 x 8'4 (3.38m x 2.54m)
A rear facing reception room having a uPVC double glazed door giving access onto the rear of the property.
A folding door gives access to a useful under stair storage area, and a further folding door gives access into the ...

Kitchen

9'11 x 5'0 (3.02m x 1.52m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space is provided for a freestanding cooker with concealed extractor over.
Built-in storage cupboard.

On the First Floor

Landing

Bedroom One

13'4 x 13'2 (4.06m x 4.01m)
A generous sized bay fronted double bedroom having a built-in over stair storage area with sliding doors.

Bedroom Two

11'1 x 9'1 (3.38m x 2.77m)
A good sized rear facing double bedroom.

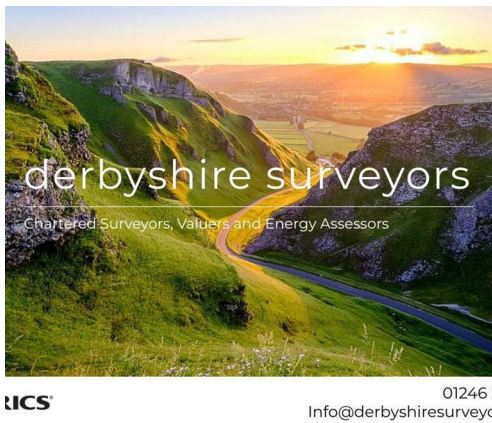
Shower Room

7'7 x 7'7 (2.31m x 2.31m)
Having part waterproof boarding and fitted with a white 3-piece suite comprising a shower cubicle with electric shower, pedestal hand wash basin and a low flush WC.

Outside

To the front of the property there is a car standing space. Steps lead down to the front entrance door and to a paved area surrounded by plants and shrubs.

To the rear of the property there is a paved patio with steps leading down to a further paved patio and a tiered garden which is filled with an abundance of mature plants, trees and shrubs.



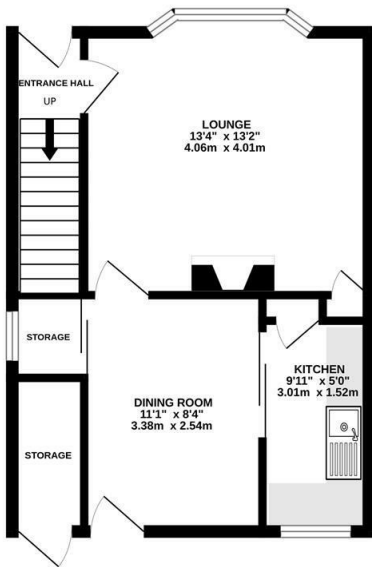
derbyshire surveyors

Chartered Surveyors, Valuers and Energy Assessors

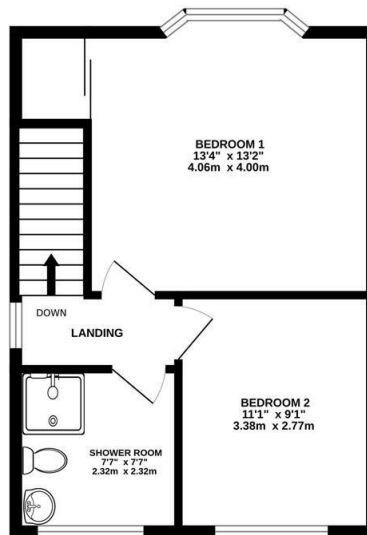
RICS

01246 2
Info@derbyshiresurveyors

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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, shower unit, 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.

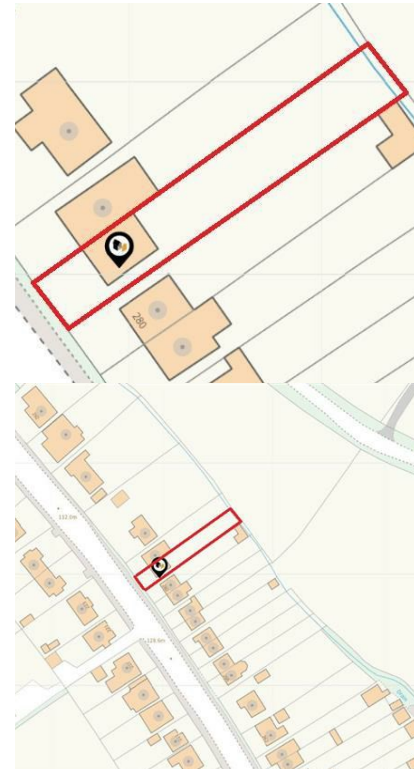
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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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