



Church Street North, Old Whittington, Chesterfield, Derbyshire S41 9QP

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 EPC

£175,000

PINEWOOD



Church Street North Old Whittington Chesterfield Derbyshire S41 9QP

£175,000

**2 bedrooms
1 bathrooms
1 receptions**

- IDEAL FOR FIRST TIME BUYERS - Characterful two-bedroom cottage with well-balanced living space
- Spacious kitchen diner with shaker-style units, wood worktops and Neff electric hob, oven and extractor
 - Bright lounge featuring tiled flooring, built-in storage and electric fire
- Two bedrooms including a front-facing double with built-in wardrobe/storage
 - Modern, fully tiled shower room with corner cubicle and chrome fittings
- Enclosed, south facing gated front garden with seating area for added privacy
 - Private rear garden with lawn, patio and planted borders
 - Useful rear access and additional storage throughout the property
- Freehold - Council Tax Band: A - EPC Rated D - Gas Central Heating (Combi Boiler) - uPVC Double Glazing
 - Viewing highly recommended



****A CHARMING TWO-BEDROOM COTTAGE WITH CHARACTER FEATURES, PRIVATE GARDENS AND A SPACIOUS KITCHEN DINER – CONVENIENTLY LOCATED ON CHURCH STREET NORTH****

This well-presented two-bedroom cottage blends character with practical living space, making it ideal for first-time buyers, downsizers or investors.

The accommodation opens into a welcoming lounge with tiled flooring, built-in under stairs storage, an additional cupboard and a wall-mounted electric fire, creating a cosy yet functional living area.

To the rear is a generous kitchen diner fitted with grey shaker-style units, wood-effect worktops, stainless steel sink with chrome mixer tap and a Neff four-ring electric hob with oven and extractor. There is ample space for a dining table and appliances, with inset spotlights and access directly out to the rear garden.

Upstairs, the property offers a front-facing double bedroom with built-in wardrobe and storage, alongside a further single bedroom overlooking the rear. The modern shower room is fully tiled and fitted with a corner shower cubicle, chrome towel radiator and useful built-in storage. There is a fully boarded loft with lighting and power with pull down ladder for additional storage.

Externally, the property benefits from an enclosed, gated front south facing garden with seating area and a degree of privacy, while the rear garden features has a lawn, patio, planted borders and rear access, ideal for both relaxing and entertaining.

Situated the North side of Chesterfield, in the village of Old Whittington, has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 Motorway Junc J29, Sheffield & Dronfield.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

KITCHEN DINER

12'10" x 11'3" (3.92 x 3.43)

The kitchen diner is a well-proportioned and practical space, finished with tiled flooring and benefiting from double glazed windows and a rear door. Fitted with stylish grey shaker-style wall and base units with soft-close drawers, the kitchen is complemented by wooden laminate worktops and inset spotlighting. Appliances include a Neff four-ring electric hob with extractor above and an integrated oven, along with a stainless steel sink featuring a chrome mixer tap. There is space and plumbing for a washing machine, room for a dining table and space for a tall fridge/freezer. A wall-mounted radiator completes this attractive and functional kitchen.

LOUNGE

12'10" x 12'2" (3.92 x 3.72)

The lounge is a bright and welcoming reception room, finished with tiled flooring and painted décor. The space benefits from a uPVC double glazed window, a radiator and a wall-mounted electric fire, creating a comfortable and inviting atmosphere. Additional features include useful built-in under stairs storage along with a further storage cupboard, and a front entrance door

STAIRS AND LANDING

Stairs rise from the lounge to the first-floor landing, which is finished with carpeted flooring and painted décor. The landing provides access to a fully boarded loft, complete with lighting, power and a pull-down ladder, offering excellent additional storage space.

BEDROOM ONE

11'7" x 9'5" (3.55 x 2.89)

Bedroom one is a well-proportioned double room positioned to the front of the property. The room features a uPVC double glazed window, radiator, carpeted flooring and a combination of painted décor with a wallpapered feature wall. Further benefits include built-in wardrobes and storage, providing practical and comfortable accommodation.

BEDROOM TWO

7'10" x 7'4" (2.40 x 2.24)

Bedroom two is a single room positioned to the rear of the property, finished with carpeted flooring and painted décor. The room benefits from two double glazed windows providing excellent natural light, along with a radiator, making it a bright and comfortable space ideal for a child's bedroom or home office.

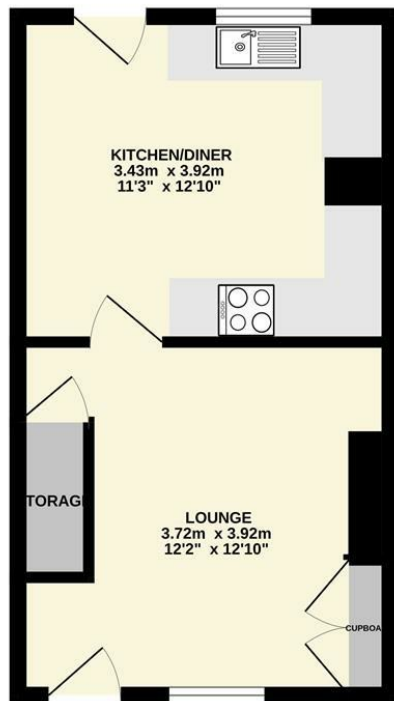
SHOWER ROOM

9'11" x 4'7" (3.03 x 1.40)

The shower room is stylishly finished with wood-effect tiled flooring and fully tiled walls. The suite comprises a low-level WC, a pedestal wash hand basin with chrome taps and a corner shower cubicle fitted with a chrome shower. Additional features include a built-in storage cupboard, a wall-mounted chrome towel radiator, inset spotlighting and a double glazed window, creating a bright and contemporary space.



GROUND FLOOR
27.3 sq.m. (293 sq.ft.) approx.



1ST FLOOR
25.3 sq.m. (272 sq.ft.) approx.



TOTAL FLOOR AREA : 52.5 sq.m. (566 sq.ft.) 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.
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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	

EXTERIOR

The property enjoys a fully enclosed, south-facing front garden, offering a high degree of privacy. Bounded by a gated and fenced perimeter, the garden is attractively arranged with a lawn, gravel areas, a pathway and a seating area, creating a private and versatile outdoor space. To the rear is a private garden featuring a lawn, gravel areas, planted beds and a mature tree, along with a patio seating area ideal for outdoor dining. The garden also benefits from open rear access serving the neighbouring cottages, while still maintaining a pleasant and usable outdoor environment.

GENERAL INFORMATION

EPC: D

Council Tax Band: A - Chesterfield Broughton Council

Total Floor Area: 566.00 sq ft / 52.5 sq m

Double Glazing

Gas Central Heating - Combi Boiler

Loft - Fully Boarded with Lighting and Power and Pull Down Ladder

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services. Please ask us for more details

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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