



17 Holland Road, Old Whittington, Chesterfield, S41 9HH



# 17 Holland Road

## Old Whittington

Price Guide

# £190,000

Guide Price: £190,000 - £200,000

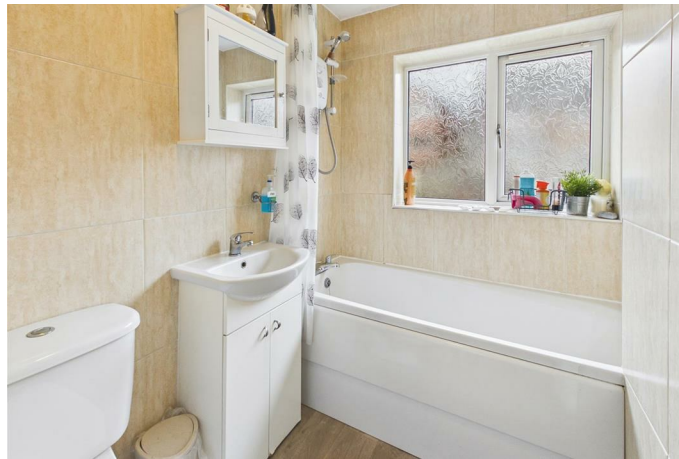
A great opportunity for the first time buyer, couple, divorcee or landlord to acquire an exceptionally well maintained and sensibly priced three bedroomed semi detached house which is favourably located within this increasing popular and established area, conveniently placed for ease of access to Chesterfield, Dronfield and the motorway network.

Offered for sale with no upward chain, the accommodation which offers uPVC double glazing and gas fired central heating with a new boiler installed around 2018 with new facias and guttering in 2025 together with a new composite external door. The well presented accommodation briefly comprises nicely proportioned dining kitchen with an extensive range of walnut style units and integrated appliance, useful understairs store cupboard, good size living room with twin uPVC double glazed doors to the garden and patio. First floor landing off which opens two double bedroom, good size single bedroom (presently used as a study) and excellent bathroom with shower over the bath.

Block paved driveway leads in providing off road parking, broad gated path by the side of the house where the block paving continues to the rear garden which has artificial grass, useful timber garden shed and sitting out area.



- Nicely presented
- Sensibly priced
- No upward chain
- Ideal for FTB, young couple, small family, divorcee/investor
- Two good size ground floor reception rooms
- Drive with ample off road parking with EV charging point
- Private rear garden
- No upward chain - viewing recommended
- EPC: D
- Tenure: Freehold Council Tax Band:





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
703 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*

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