



179 Holland Road,
Old Whittington, S41 9HD

£105,000

W
WILKINS VARDY

£105,000

REFURBISHMENT OPPORTUNITY

Offered for sale with no upward chain and requiring some cosmetic upgrading and refurbishment, is this three bedroomed end terraced house offering an impressive 1163 sq.ft. of accommodation over three floors, including a useful cellar and attic bedroom.

The property occupies a corner plot in this popular residential area, well placed for the local amenities in Old Whittington and for commuter links into Chesterfield, Dronfield and Sheffield.

- End Terrace House
- Dual Aspect Living Room
- Useful Cellar
- Family Bathroom
- NO CHAIN
- Corner Plot
- Kitchen/Diner
- Three Bedrooms
- Lawned Rear Garden
- EPC Rating: E

General

Gas central heating (Ideal Instinct Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 108.1 sq.m./1163 sq.ft. (including Cellar)
Council Tax Band - A
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed door opens into the ...

Side Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'5 x 12'3 (4.39m x 3.73m)
A generous dual aspect reception room, spanning the full width of the property and having laminate flooring.
This room also has a feature fireplace with ornate surround, tiled inset and hearth and pebble bed electric fire.

Kitchen/Diner

14'4 x 12'2 (4.37m x 3.71m)
Fitted with wall, drawer and base units with work surfaces and upstands, including a single drainer stainless steel sink.
Integrated electric oven and hob.
There is a built-in storage cupboard and an ornamental fireplace.
Vinyl flooring.
A door from here gives access to steps which lead down into the ...

Cellar

14'2 x 12'0 (4.32m x 3.66m)
A useful storage area.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Bedroom One

14'6 x 12'4 (4.42m x 3.76m)
A generous dual aspect double bedroom, spanning the full width of the property, having a feature fireplace and built-in over stair store.

Bedroom Two

9'8 x 7'11 (2.95m x 2.41m)
A rear facing single bedroom, which also houses the gas combi boiler.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower, pedestal wash

hand basin and low flush WC.
Vinyl flooring.

On the Second Floor

Attic Bedroom

14'5 x 13'1 (4.39m x 3.99m)
A generous side facing room, having a built-in double wardrobe with sliding mirror doors.

Outside

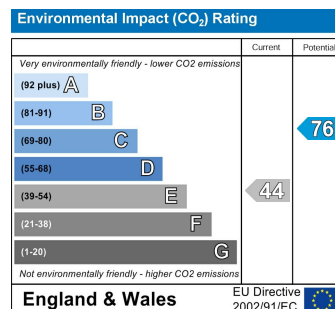
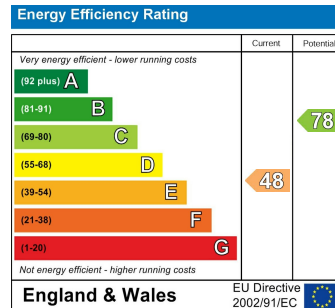
The property sits on a corner plot, with a concrete forecourt. Off street parking is available in the area.

There are two side gates, one giving access to the side entrance door and the other giving access to a paved patio area and lawned garden.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

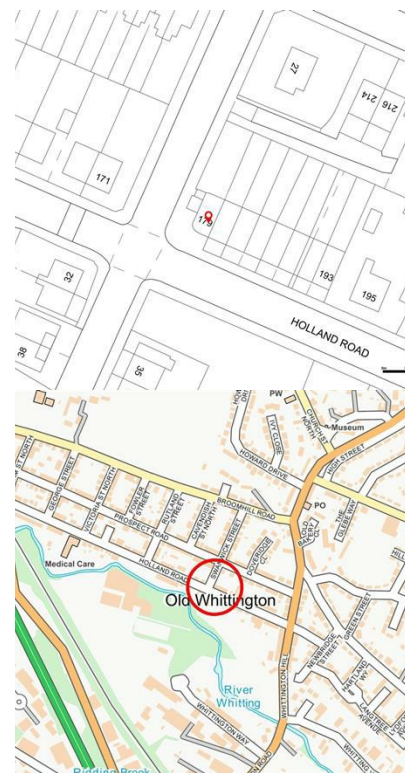
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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 Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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