



67 King Street North,  
Whittington Moor, S41 9BA

£119,950

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WILKINS VARDY

# £119,950

**\*\* UNEXPECTEDLY BACK ON THE MARKET DUE TO A CHAIN FALL - BOOK YOUR VIEWING TODAY \*\***

IMMACULATELY PRESENTED, TWO DOUBLE BEDROOMED TERRACE WITH LARGE ATTIC ROOM AND SUMMERHOUSE

Lovingly renovated during the last 5 years, this superb family home offers beautifully presented accommodation over three floors with two good sized reception rooms, a modern kitchen and bathroom and a versatile attic room currently used as a guest bedroom and home office (not to building regs.)

The property is conveniently situated within walking distance from the various amenities on Sheffield Road, and is well placed for transport links into Sheffield and the Town Centre.

- Delightful Mid Terraced House
- Two Reception Rooms
- Modern Kitchen
- Two Bedrooms & Attic Room
- Modern Family Bathroom
- Enclosed Rear Garden
- Convenient Location
- EPC Rating: F

## General

Gas central heating (Combi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 92.7 sq.m./998 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC double glazed entrance door opens into the ...

## Living Room

11'11 x 11'11 (3.63m x 3.63m)  
A good sized front facing reception room, spanning the full width of the property, fitted with laminate flooring and having a feature brick fireplace with painted wood surround.

## Centre Lobby

Having a built-in under stair store. An opening leads through into the ...

## Dining Room

13'1 x 11'11 (3.99m x 3.63m)  
A good sized rear facing reception room, again spanning the full width of the property, fitted with laminate flooring and having a feature fireplace with painted fire surround, marble inset, hearth and fitted living flame coal effect gas fire.  
A door gives access to a staircase which rises to the First Floor accommodation, and an opening leads through into the ...

## Kitchen

8'1 x 6'5 (2.46m x 1.96m)  
Being part tiled in metro tiles and fitted with a range of white shaker style wall and base units with complementary work surfaces over.  
Inset single drainer ceramic sink with mixer tap.  
Space and plumbing is provided for a slimline dishwasher, and there is space for a slot-in cooker and a fridge/freezer.  
Vinyl flooring.  
A uPVC double glazed door opens onto the rear of the property.

## On the First Floor

## Landing

With stripped and varnished wood flooring. A door gives access to a staircase which rises to the Second Floor accommodation.

## Bedroom One

12'0 x 11'11 (3.66m x 3.63m)  
A front facing double bedroom, spanning the full width of the property and fitted with laminate flooring.

## Bedroom Two

10'1 x 10'0 (3.07m x 3.05m)  
A rear facing double bedroom with stripped and varnished wood flooring, and having three double built-in wardrobes.

## Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and low flush WC.  
There is a built-in cupboard having space and plumbing for an automatic washing machine, and space for a tumble dryer.  
Vinyl flooring.

## On the Second Floor

## Attic Room

15'11 x 15'9 (4.85m x 4.80m)  
A versatile room having stripped and varnished wood flooring, built-in cupboards and a wood framed Velux sealed unit double glazed window with fitted black out blind.

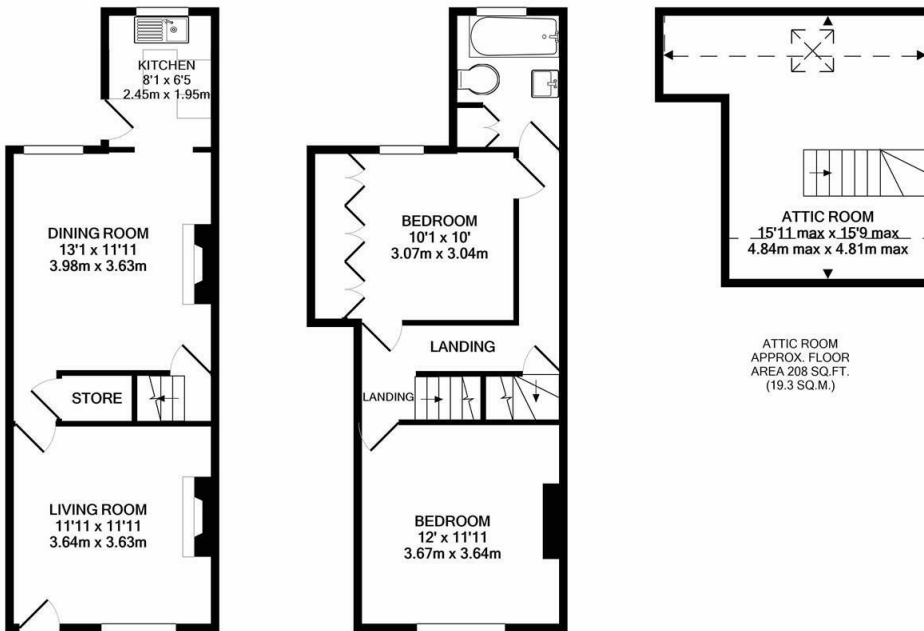
It is believed that this attic conversion has been completed without Local Authority building regulation approval, and therefore offers scope for creating a third bedroom if building regulation approvals were obtained. We are unable to comment on the extent of any works needed to gain such an approval.

## Outside

To the front of the property there is a forecourt garden. On street parking is available in the area.

A gate at the side of the property gives access to a gennel which leads to the rear garden, where there is a seating area, lawn with planted borders and a summer house with a circular paved seating area.





GROUND FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>54</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>74</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>27</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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, gas fire, 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.

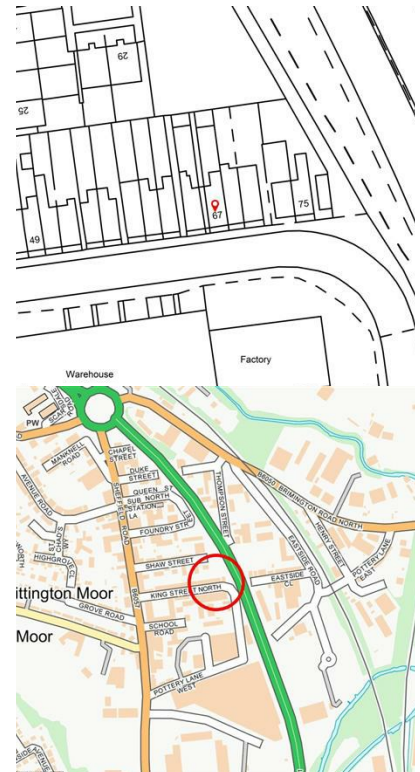
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### 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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