



48 Nelson Street,
Whittington Moor, S41 8RT

OFFERS IN THE REGION OF

£112,500

W
WILKINS VARDY

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OFFERED WITH NO CHAIN IS THIS DELIGHTFUL STARTER HOME OR INVESTMENT PROPERTY

This two bedroomed semi detached Victorian house offers well ordered accommodation which includes a generous open plan living/dining room with multi-fuel stove, together with a 4-piece bathroom and enclosed low maintenance yard with useful brick built outbuildings.

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

- Semi Detached House
- Open Plan Living/Dining Room
- Kitchen & Rear Porch
- Two Bedrooms
- 4-Piece Family Bathroom
- Enclosed Rear Yard
- NO CHAIN
- EPC Rating: TBC

General

Gas central heating (Ideal Logic Plus Combi Boiler)
uPVC double glazed windows and doors (except Rear Porch)
Gross internal floor area - 64.3 sq.m./692 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 ...

Open Plan Living/Dining Room

12'0 x 11'8 & 10'10 x 9'2 (3.66m x 3.56m & 3.30m x 2.79m)
A generous dual aspect reception room, the living area having a multi-fuel stove.
There is a door to a useful under stair store and a staircase rising to the First Floor accommodation.

Kitchen

11'1 x 5'10 (3.38m x 1.78m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge, freezer, electric oven and 4-ring hob with extractor hood over.
Space and plumbing is provided for an automatic washing machine.
Tiled floor.

Rear Porch

With a door giving access onto the rear garden.

On the First Floor

Landing

With loft access hatch and a built-in cupboard housing the combi boiler.

Bedroom One

12'0 x 11'8 (3.66m x 3.56m)
A good sized front facing double bedroom spanning the full width of the property.

Bedroom Two

10'6 x 6'5 (3.20m x 1.96m)
A rear facing single bedroom fitted with laminate flooring.

Bathroom

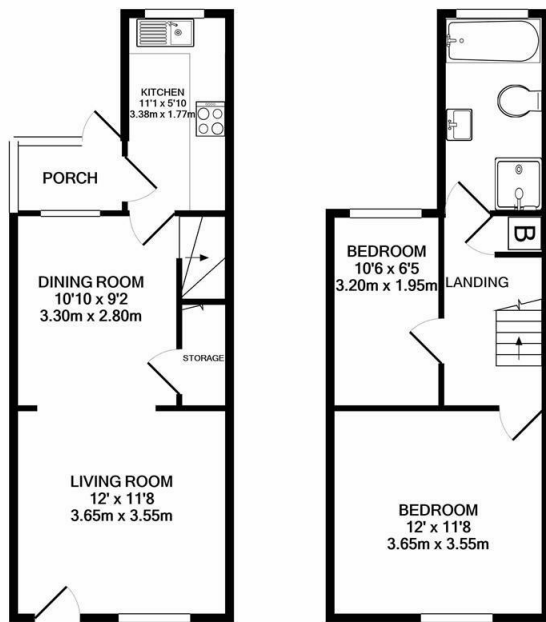
Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, separate shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.
Chrome heated towel rail.
Tiled floor.

Outside

On street parking is available in the area.

To the rear of the property there is a low maintenance paved yard and two useful brick built outbuildings. There are also two external power points.





GROUND FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 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) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(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

Relocation agent network

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, multi-fuel stove, 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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