

Freehold

Asking Price: £150,000

Whittington Hill, Old Whittington,  
Chesterfield, Derbyshire, S41



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# Whittington Hill, Old Whittington, Chesterfield, Derbyshire, S41

## EXCEPTIONAL STANDARDS WITHIN THIS DECEPTIVELY SPACIOUS END TERRACED HOME! GREAT LOCATION! BOASTING THREE BEDROOMS & TWO RECEPTION ROOMS!

Offering family size accommodation is this beautifully appointed three bedroom end terrace property that has been transformed by the current owner. The residence offers exceptionally high standards within and retains a number of original features and is perfectly located to access a range of conveniences including, The Glass Yard that enjoys a selection of retail units, bars and restaurants. The home is ideally placed for the A61 that provides access to Sheffield and Chesterfield centres along with the M1 motorway network making it a great spot for commuters. The deceptively spacious accommodation briefly comprises an entrance hallway, bay windowed lounge, dining room, attractive fitted kitchen and a cellar. To the first floor is a landing, two bedrooms and a fitted bathroom. To the second floor is a double bedroom. Outside, there is a forecourt and an enclosed rear garden. Viewing is essential to fully appreciate the quality and size of accommodation on offer! Call Lincoln Ralph today to avoid disappointment!

**Entrance Hall** Front facing composite entrance door along with the original mosaic tiled floor. Doors open to the lounge, dining room and stairs to the cellar.

**Lounge** 4.44 x 3.46. A well presented room with a front facing UPVC double glazed bay window, decorative coving to the ceiling, wood effect laminate flooring and a designer radiator.

**Dining Room** 4.59 x 3.94. A spacious room with coving to the ceiling, wood effect laminate flooring and a designer radiator. Having side and rear facing UPVC double glazed windows, door to the kitchen and a door opens to the stairs that rise to the first floor landing.

**Kitchen** 2.74 x 2.43. A modern kitchen that is fitted with a range of wall mounted and base level handle less units in a high gloss finish with granite work surfaces incorporating a Belfast sink with tap. There is an integrated four ring ceramic hob and electric coven with extractor hood over, plumbing for a washing machine along with an integrated fridge freezer. Having tiling to splashback height and to the floor, rear facing UPVC double glazed window, designer radiator and a UPVC double glazed entrance door.

**Landing** Having stairs rising to the second floor landing and doors open to the first floor bedrooms and bathroom.

**Bedroom 1** 3.91 x 3.69. Having the original style fire surround, designer radiator and a rear facing UPVC double glazed window.

**Bedroom 2** 3.65 x 2.94. Original style fire surround, front facing UPVC double glazed window, designer radiator and a useful storage cupboard.

**Bathroom** 2.74 x 2.47. A well appointed room that is fitted with a white suite comprising a P shaped bath with shower screen and shower over, vanity wash hand basin and a low flush WC. Having complimentary tiling to splashback height and to the floor, heated chrome towel rail and a rear facing UPVC double glazed window. A cupboard houses the central heating boiler.

**Attic Bedroom 3** 4.31 x 5.17. (Both measurements are the maximum measurements with the first reducing to 2.60 and the latter reducing to 3.18) Having a designer radiator and three double glazed skylights.

**Outside** At the front is a flagged forecourt. A pathway with gated access opens to the enclosed rear garden that enjoys a flagged patio and uncultivated garden area.



- Three bedroom end terrace
- Deceptively spacious home
- Boasting two reception rooms
- Exceptional standards within
- Enclosed rear garden
- Well placed for a range of amenities
- Viewing is essential!

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Total area: approx. 128.2 sq. metres (1379.7 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.