



93 Holland Road, Old Whittington, Chesterfield, S41 9HG



93 Holland Road

Old Whittington

Price Guide

£155,000

Guide Price £155,000 - £160,000

Extending over three floors; this deceptively well proportioned semi detached house is equally ideal for first time buyers, family or investor having three bedrooms and standing within this popular and established residential area affording ease of access to both Chesterfield, Dronfield and Sheffield via the bypass.

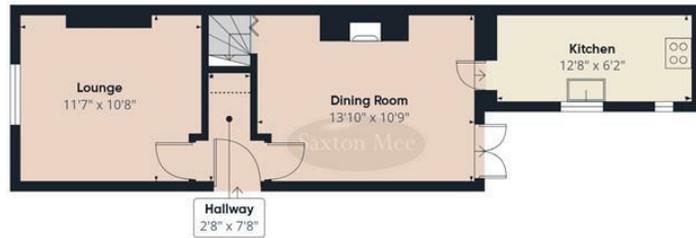
Offered for sale with vacant possession and no upward chain the property which offers gas central heating via a Baxi combination boiler and uPVC double glazing with many of the floor coverings having been renewed over the last few years. The accommodation briefly comprises: side entrance lobby, living room with ornamental fireplace, separate dining room, good size fitted kitchen, landing, double bedroom one with feature fireplace, bedroom two and bathroom with a white suite including a corner bath with thermostatically controlled shower over. Beautifully proportioned attic bedroom ideal for a teenager.

Outside: ornamental rear garden set down with ease of maintenance in mind.

- Deceptively spacious
- Extending over three floors
- Large attic bedroom
- Convenient and popular locality
- Easy access to the bypass for Dronfield Sheffield and Chesterfield
- Ideal for family / first time buyer / investor
- No upward chain
- EPC: D
- Freehold
- Council Tax Band: A







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
899 ft²
Reduced headroom
62 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE360

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

