



*Whitewater Road*

*Ollerton*



Offers in the Region Of £160,000

**(Chadwells**  
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*Desirable Location...*  
*with No Upward Chain...*







*Whitewater Road*







# *Welcome*

A promising opportunity in New Ollerton! This three-bedroom semi-detached home, located in a popular residential area, is ready for its next chapter. It is simply calling out to those with a vision for transformation, this property eagerly awaits a new owner to restore its charm. Boasting a spacious lounge with windows to the front and rear aspects, open plan kitchen/diner with French doors leading to rear garden, three good size bedrooms, bathroom and toilet on the first floor. The property offers ample space for comfortable living. Outside there is a front garden and off road parking. A side gate leads to the large private rear garden. With its potential waiting to be unlocked, this property will appeal to both investors and first-time buyers with the added advantage of no upward chain.



# Step inside...

## Entrance Hall

Accessed through a uPVC door with side panel to the front aspect and having tiled flooring, pendant light fitting, access to the ground floor and stairs off to the first floor landing.

## Kitchen/Diner 18' 4" x 13' 4" (5.59m x 4.06m)

Fitted with a range of wall and base units having roll top work surfaces over inset with a composite sink, drainer and mixer tap. Integrated appliances include electric oven with hob and extractor over. Space for upright fridge freezer, space and plumbing for washing machine, dishwasher. Tiled splash backs, ceiling spotlights, under stairs storage cupboard, tiled flooring and space for dining furniture. UPVC window to the side aspect and French doors leading to the rear garden.

## Living Room 18' 4" x 10' 2" (5.59m x 3.10m)

With uPVC windows to the front and rear aspect, Tv point, two pendant light fittings and radiator.

## First Floor Landing

Airing cupboard, loft access, pendant light fitting and access into:

## Bedroom 1 13' 1" x 9' 11" (3.99m x 3.02m)

Radiator, pendant light fitting and uPVC window to the front aspect.

## Bedroom 2 12' 0" x 9' 10" (3.66m x 3.00m)

Radiator, pendant light fitting and uPVC window to the front aspect.

## Bedroom 3 10' 4" x 7' 5" (3.15m x 2.26m)

Radiator, pendant light fitting and uPVC window to the rear aspect.

## Bathroom 5' 6" x 5' 4" (1.68m x 1.63m)

Fitted with a two piece suite comprising of a bath with electric shower over and pedestal hand wash basin. Fully tiled walls, ceiling light fitting, radiator and obscure uPVC window to the rear aspect.

## Toilet 5' 3" x 3' 2" (1.60m x 0.96m)

Fitted with a low flush WC, ceiling light fitting and obscure uPVC window to the rear aspect.

## Externally

The front of the property offers off road parking. The rear of the property is fully enclosed and is mainly laid to lawn with a raised patio area.

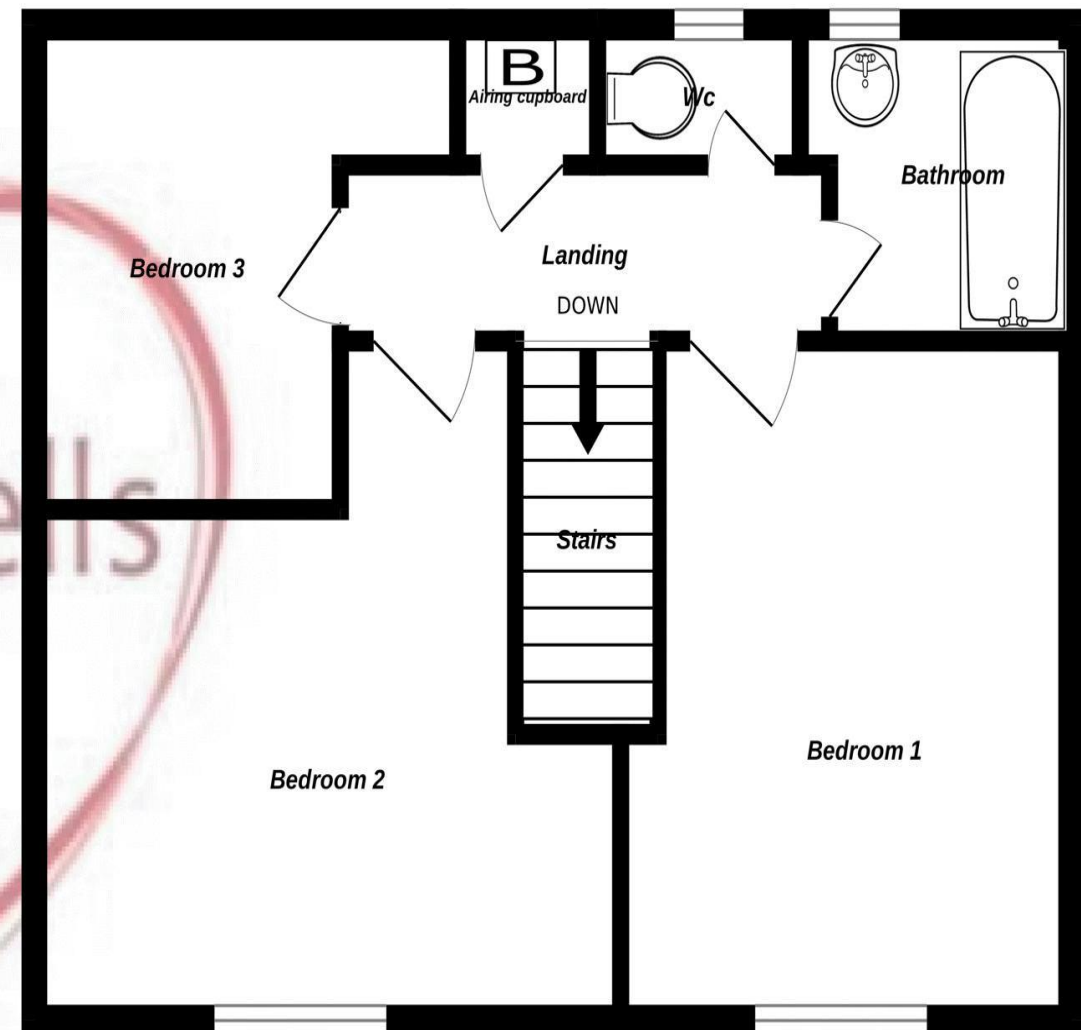
Score	Energy rating	Current	Potential
92+	A	85 B	88 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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