



**Wordsworth Road, Newbold, Chesterfield, Derbyshire S41 8SU**

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**£129,950**

**PINWOOD**





# Wordsworth Road Newbold Chesterfield Derbyshire S41 8SU



**£129,950**

**2 bedrooms  
1 bathroom  
1 reception**

- Two Double Bedrooms - Built in Storage To Principal Bedroom
- Modern Breakfast Kitchen With Integrated Oven, Hob and Extractor
- Bathroom with White Suite and Shower over Bath - Seperate WC On First Floor
  - Downstairs WC/Utility Room
- Pleasant Rear Garden - Fully Enclosed
- Gas Central Heating and Double Glazing - Council Tax Band A
  - Neutral Decor and Carpets
- Use of Parking Bays Next to The Property - On Street Parking Also Available
- Cul de Sac Village Location - easy Access to Chesterfield, Sheffield and Dronfield
- Next to Stand Road Park and All The Amenities on Sheffield Road





## NO CHAIN - PERFECT FOR INVESTORS AND FIRST TIME BUYERS

Nestled in the charming village of Newbold, Chesterfield, this delightful semi-detached house on Wordsworth Road is a true gem waiting to be discovered. Boasting two double bedrooms with built-in storage in the principal bedroom, this property offers a cosy and comfortable living space perfect for a small family or professionals.

The modern breakfast kitchen, complete with integrated oven, hob, and extractor, is a chef's dream come true. The convenience of a downstairs WC/utility room adds a practical touch to this lovely home, along with the gas central heating and double glazing ensuring warmth and comfort all year round.

One of the standout features of this property is its ideal location in a cul-de-sac, providing easy access to Chesterfield, Sheffield, and Dronfield. Situated next to Stand Road Park and close to all the amenities on Sheffield Road, convenience is truly at your doorstep.

Step outside to the pleasant rear garden, fully enclosed, where you can relax and unwind in peace.

The neutral decor and carpets throughout the house create a blank canvas for you to make it your own. Additionally, the property offers use of parking bays next to the house, with on-street parking also available for guests.

Completing this charming home is the bathroom with a white suite and shower over the bath, along with a separate WC on the first floor for added convenience. Don't miss the opportunity to make this wonderful property your new home sweet home in Derbyshire. uPVC Double Glazing and Gas Central Heating.

### ENTRANCE HALL/STAIRS AND LANDING

The uPVC door leads into the entrance hall with carpet, radiator and painted decor, stairs rise to the landing with uPVC window, two built in storage cupboards and loft access.

### LOUNGE

16'5" x 12'6" (5.01 x 3.82)

The spacious lounge could be used as a lounge diner with carpet, painted decor with a feature wallpaper to one wall, built in storage, feature electric fire and two radiators, two uPVC windows and panel which could be changed for a uPVC door.

### KITCHEN DINER

9'9" x 9'6" (2.98 x 2.90)

The modern kitchen has space for a dining table with a good range of drawers, wall and base units with a complementary laminated worktop incorporating a 1.5 bowl stainless sink with chrome mixer tap and integrated oven, four ring gas hob and extractor, painted decor, wooden laminate flooring, radiator, uPVC window and uPVC door leading out to the rear garden.

### GROUND FLOOR W.C./UTILITY

6'5" x 5'6" (1.97 x 1.69)

The ground floor w.c has a white low flush w.c, with wall mounted cupboards and a useful laminate worktop with tiled surrounds and space/plumbing for a washing machine and tumble dryer under. With painted decor, laminate flooring, uPVC window and radiator.

### BEDROOM ONE

14'7" x 9'4" (4.47 x 2.85)

This double bedroom to the rear elevation has laminate flooring, painted decor with a feature wallpaper to one wall, built in storage cupboard, radiator and two uPVC windows.

### BEDROOM TWO

11'10" x 9'3" (3.61 x 2.84)

This double bedroom to the rear elevation has carpet, painted decor with a feature wallpaper too one wall, built in storage cupboard, radiator and uPVC window.

### BATHROOM

8'11" x 3'3" 2'26"4" (2.72 x 1.69)

The bathroom has a bath with shower over, pedestal hand basin with chrome taps, wall mounted chrome towel radiator, painted decor, laminate flooring and uPVC frosted window.

### SEPERATE WC

6'0" x 2'10" (1.85 x 0.88)

The separate wc has a white low flush wc, painted decor, laminate flooring, radiator and a uPVC window.

### OUTSIDE

To the front is lawn, which could be made into driveway parking and pathway to the front door, to the rear is a south facing fully enclosed garden with lawn, patio and shed. Access to off road parking bays to the side of the property and on street parking is also available to the front.

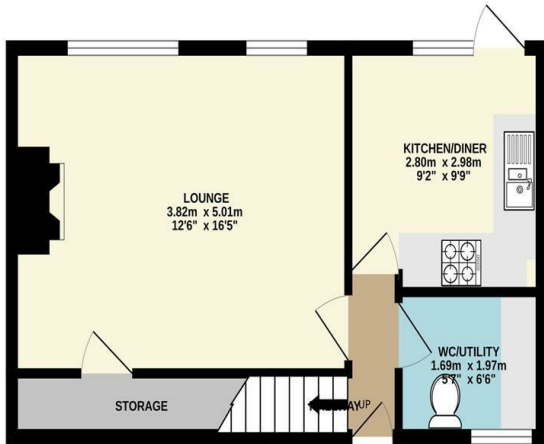
### GENERAL INFORMATION

Tenure: Freehold  
EPC Rating: D  
uPVC Double Glazing  
Gas Central Heating - Combi Boiler  
Council Tax Band - A Rated  
Loft

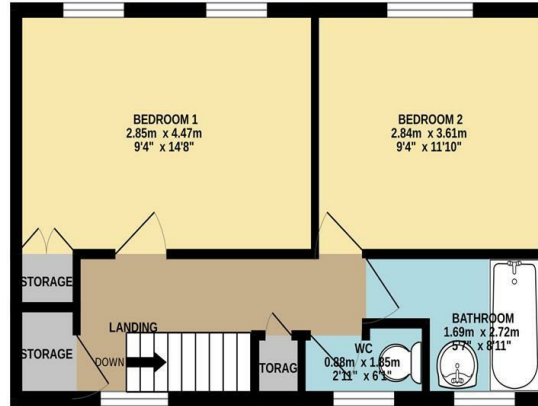




GROUND FLOOR  
35.0 sq.m. (377 sq.ft.) approx.



1ST FLOOR  
35.8 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 70.9 sq.m. (763 sq.ft.) approx.

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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**DISCLAIMER**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

**RESERVATION AGREEMENT MAY BE AVAILABLE**

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc. The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	62		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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