



Wordsworth Road, Newbold, Chesterfield, Derbyshire S41 8SU

-  3
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-  1
-  EPC

£150,000

PINEWOOD



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



£150,000

**3 bedrooms
1 bathrooms
1 receptions**

- No Chain - Suitable Investment Property or The First Time Buyer
- Next to Stand Road Park and All The Amenities on Sheffield Road
- Shared Driveway Parking for Two/Three Cars To the Front of The Property - On Street Parking Available
- Cul de Sac Village Location - easy Access to Chesterfield, Sheffield and Dronfield
- Three Double Bedrooms and an Additional Multi Use Room
- Ground Floor W.C/Cloakroom
- Through Lounge Diner with Feature Fireplace and Built in Storage Cupboard
- Modern Kitchen with Granite Worksurfaces, 1 1/2 Bowl Sink and Plenty of Space for Appliances
- Fully Enclosed Garden with Patio, Lawn and Shed
- Modern Fully Tiled Bathroom with White Suite and Shower over Bath

NO CHAIN - Located on the charming Wordsworth Road in Chesterfield, Derbyshire, this terraced house is a gem waiting to be discovered. Built in 1980, this property boasts 904 sq ft of living space, making it perfect for a first-time buyer or as an investment opportunity with no chain.

As you step inside, you are greeted by an entrance hall then to a delightful through lounge diner featuring a striking fireplace and convenient built-in storage cupboard. The ground floor also offers a W.C/Cloakroom for added convenience. The modern kitchen is a highlight, boasting granite work surfaces, a 1 1/2 bowl sink and ample space for all your appliances.

Inside, the house features three double bedrooms, an additional multi-use room, and a modern fully tiled bathroom with a white suite and a shower over the bath.

This property doesn't just stop at the interior charm - outside, you'll find a fully enclosed garden complete with a patio, lush lawn, and a handy shed. Additionally, driveway parking for two/three cars at the front of the property with carport ensures you'll never have to worry about parking. On-street parking is also available for guests.

The location of this house is truly unbeatable, being next to Stand Road Park and all the amenities on Sheffield Road. Situated in a cul-de-sac village, you'll enjoy easy access to Chesterfield, Sheffield, and Dronfield, making commuting a breeze.

Don't miss out on the opportunity to make this house your home. With its ideal location, spacious interior, and charming features, this property on Wordsworth Road is sure to capture your heart.

ENTRANCE HALL

The property is entered into the hallway through the uPVC door, with carpet, painted décor, stairs rise to the first floor landing and access to the lounge and the ground floor w.c/cloakroom.

GROUND FLOOR WC

3'11" x 2'11" (1.20 x 0.90)

The fully tiled ground floor w.c/cloakroom has a white suite comprising a low flush wc and a wall mounted sink with chrome taps. With a uPVC frosted window, radiator, carpet and coving.

LOUNGE DINER

24'7" x 13'5" (7.50 x 4.10)

The through lounge diner has a uPVC window and uPVC sliding doors leading out to the rear garden, perfect for entertaining. With carpet, radiator, painted décor, coving and a feature fireplace with gas fire, wooden surround and granite hearth and backplate.

KITCHEN

11'1" x 7'10" (3.40 x 2.40)

The modern galley kitchen has a good range of drawers, wall and base units with a contrasting granite worksurfaces incorporating a 1 1/2 bowl stainless sink and chrome mixer tap, with space/plumbing for a washing machine, space for a dishwasher, tumble dryer and a tall fridge freezer. With integrated NEFF oven, NEFF electric four ring hob and extractor. With tiled effect vinyl flooring, radiator, uPVC window and uPVC door leading out to the rear garden.

BEDROOM ONE

12'9" x 10'5" (3.90 x 3.20)

This is a double bedroom to the front elevation with a range of built in wardrobes/storage, carpet, painted and wallpaper décor, radiator and uPVC window.

BEDROOM TWO

11'5" x 10'5" (3.50 x 3.20)

This is a double bedroom to the rear elevation with carpet, painted and wallpaper décor, radiator and uPVC window.

BEDROOM THREE

9'7" x 9'4" (2.94 x 2.85)

This is a double bedroom to the front elevation with a range of built in wardrobes/storage, carpet, painted and wallpaper décor, radiator and uPVC window.

NURSERY/OFFICE/PLAYROOM

6'6" x 5'2" (2.00 x 1.60)

This is a box room which could be used for a variety of uses, maybe an office, playroom, nursery etc. With carpet, radiator and uPVC window.

BATHROOM

7'10" x 5'6" (2.40 x 1.70)

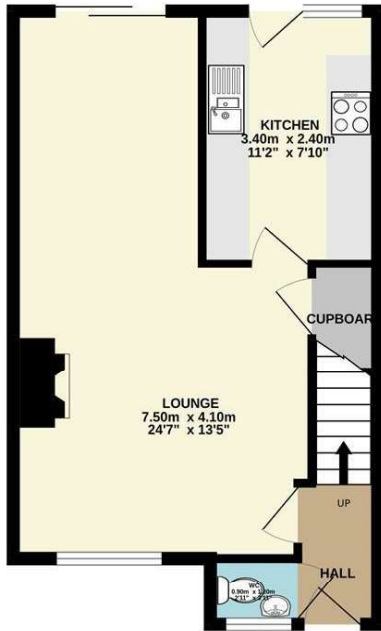
The modern bathroom is fully tiled with a white suite comprising a bath with shower over, low flush wc and a pedestal hand basin with chrome taps. With carpet, radiator and two uPVC frosted windows.

OUTSIDE

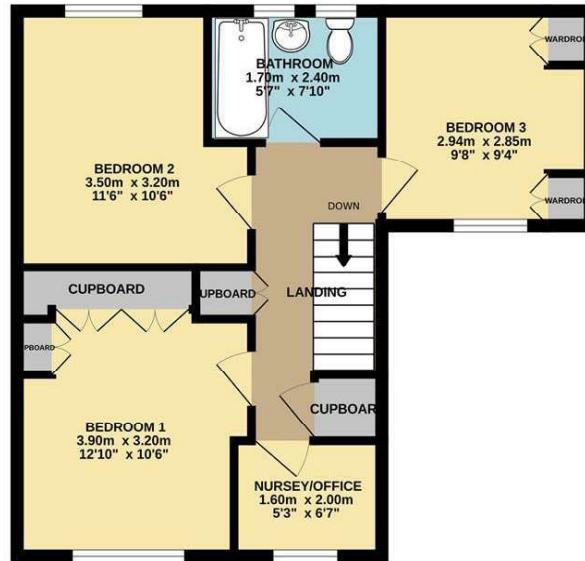
To the front of the property is driveway parking for two/three cars with carport, to the rear is an enclosed garden with patio, lawn and shed.



GROUND FLOOR
38.5 sq.m. (415 sq.ft.) approx.



1ST FLOOR
45.5 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (904 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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GENERAL INFORMATION

Loft - Part Boarded
Tenure - Freehold
Total Floor Area - 904.0 sq ft / 84.0 sq m
Gas Central Heating - Combi Boiler
uPVC Double Glazing
Council Tax Band A
Two Sheds Included in the Sale

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 Gazazel 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 Gazazel 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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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