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estate agents

24 Lansdowne Avenue

Newbold, Chesterfield, S41 8PL

Guide price £260,000

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GUIDE PRICE £260,00 - £270,000

Deceptively spacious TWO DOUBLE BEDROOM DETACHED PERIOD FAMILY HOUSE which is situated in this ever popular residential location, convenient for all local amenities, shops, bus routes, schooling and yet having easy access to the town centre and train station and major commuter road links to Dronfield & Sheffield.

Internally the accommodation benefits from gas central heating with a Combi Boiler 2022 and uPVC double glazing. The property does require some further updating to the kitchen, bathroom and currently comprises of front entrance hall, kitchen, porch/utility area, reception room with feature media wall and access to the large conservatory having French doors onto the SOUTH FACING rear gardens. To the first floor there is the main double bedroom with dual aspect windows and second good sized double bedroom, family bathroom with 3 piece suite.

Low stone boundary walling to the front with a mature garden set with established lawn and borders. Ample car standing spaces. Detached Single Garage to the rear. Large rear SOUTH FACING gardens with established Beech hedge and fenced boundaries. Paved patio and low brick wall leading to the good sized lawn area with mature borders. Perfect for outside social and family entertaining.

Additional Information

Gas Central Heating-Worcester Bosch dated 2022
uPVC Double Glazed Windows
Internal Oak doors yet to be fitted can be included
Gross Internal Floor Area - 80.4 Sq.m / 865.4 Sq.ft
Council Tax Band - C
Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall

8'8 x 4'9 (2.64m x 1.45m)
uPVC entrance door into the hallway. Stairs climb to the first floor.

Kitchen

12'3 x 11'10 (3.73m x 3.61m)
Comprising of base unit with composite inset sink. Space for cooker, and fridge freezer. Store cupboard and useful under stairs storage. The Worcester Bosch Combi is located in the kitchen. Access to the side Porch/utility area.

Under stairs store

4'11 x 3'0 (1.50m x 0.91m)

Storage/Utility Area

6'0 x 2'6 (1.83m x 0.76m)
Space and plumbing for washing machine. Shelving and lights. Side uPVC door to the outside.

Reception Room

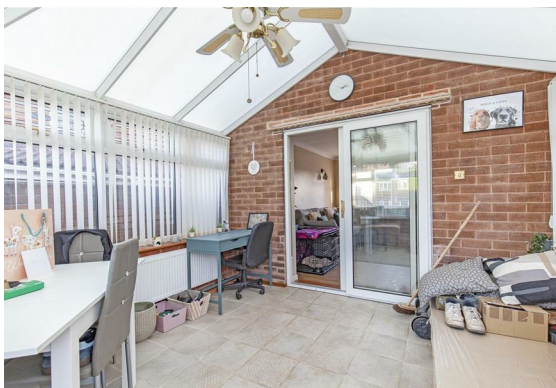
14'8 x 10'11 (4.47m x 3.33m)
Front aspect window. Feature Media Wall with space for inset TV and log effect electric fire. Feature radiator. Laminate flooring. Side display shelves with wall lighting. Patio doors into the Conservatory.

Superb Conservatory

11'3 x 10'11 (3.43m x 3.33m)
French doors onto the rear gardens. Fitted blinds included and ceiling fan.

First Floor Landing

6'2 x 5'5 (1.88m x 1.65m)
Access via a retractable ladder to the insulated loft space. Rear aspect window overlooking the good sized gardens.





Double Main Bedroom One

14'8 x 10'11 (4.47m x 3.33m)
Feature dual aspect windows overlooking front and rear make this a light and airy bedroom with lots of natural light. Feature radiator.

Double Bedroom Two

13'4 x 8'11 (4.06m x 2.72m)
A second good sized room with small bulkhead. Fitted cupboard/wardrobe. Feature radiator.

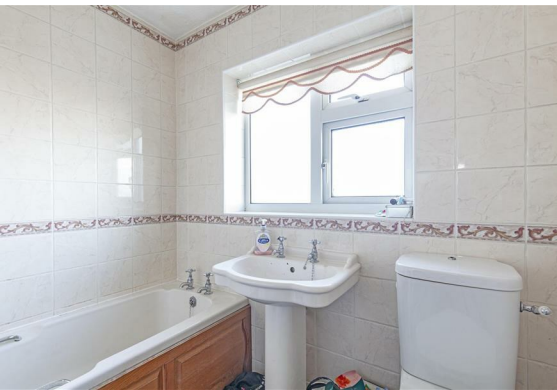
Family Bathroom

6'10 x 5'5 (2.08m x 1.65m)
Comprising of a 3 piece suite which includes bath with electric shower and shower screen, pedestal wash hand basin and low level WC.

Outside

Low stone boundary walling to the front with a mature garden set with established lawn and borders. Ample car standing spaces. Large rear SOUTH FACING gardens with established Beech hedge and fenced boundaries, Paved patio and and low brick wall leading to the good sized lawn area with mature borders. Perfect for outside social and family entertaining.

Single Detached Garage

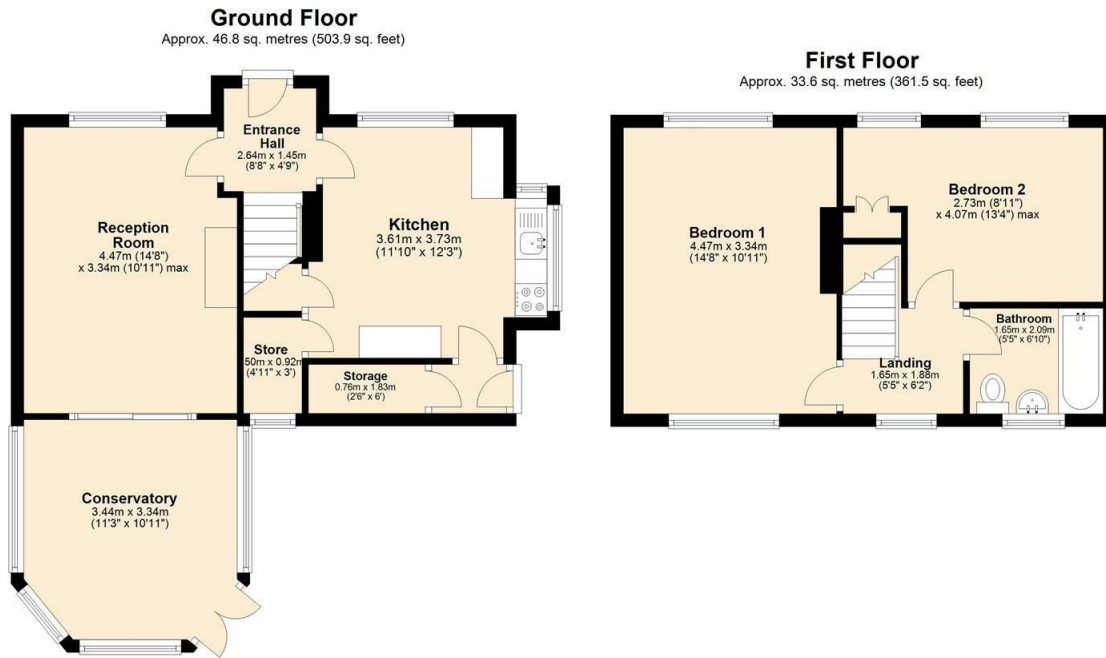


School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan

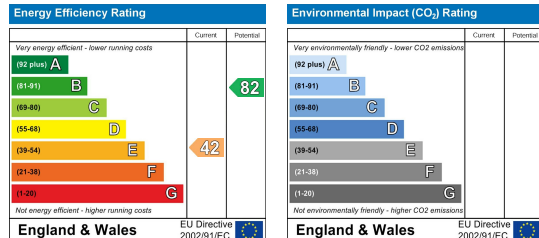


Total area: approx. 80.4 sq. metres (865.4 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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