



**w****ards**  
estate agents

**24 Dowdeswell Street**

Newbold, Chesterfield, S41 7ER

**Guide price £170,000**

## 24 Dowdeswell Street

Newbold, Chesterfield, S41 7ER

PRICE GUIDED £170,000-£180,000

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Deceptively spacious THREE BEDROOM MID TERRACED FAMILY HOUSE which is situated within this highly sought after location which is ideally placed for all local amenities, schools, bus routes, train station, town centre and is within the BROOKFIELD SCHOOL CATCHMENT!

Internally the property has been refurbished and decorated, benefits from gas central heating, uPVC double glazing and comprises of entrance hallway, front reception room with log burner, open plan breakfasting kitchen with integrated appliances, ground floor utility and shower room. To the first floor two double bedrooms and family bathroom with 3 piece suite, second floor double bedroom.

Located in this extremely sought after residential area and being situated with easy access to the town centre, train station, hospital, college, bus routes, major commuter network road links to Sheffield, Derby, Nottingham via A61/A617/M1 motorway also within Brookfield School Catchment!

Walled front forecourt and steps leading up to the front composite entrance door. Permit parking is available upon request to CBC in this area.

The rear enjoys a West Facing enclosed garden with fenced boundaries. Paved seating area and lawn with planted borders. Paved pathway to the garden shed. Outside water tap and electrical socket

### Additional Information

Gas Central Heating- Worcester Bosch Greenstar Combi Boiler-Serviced Jan 2024

uPVC double glazing

Gross Internal Floor Area- 111.9 Sq.m/1204.8 Sq.Ft

Council Tax Band - A

Secondary School Catchment Area-Brookfield Community School





## Entrance Hall

15'11" x 3'3" (4.85m x 0.99m)

with laminate flooring, dado rail and coving. Staircase to first floor. Front composite entrance door.

## Reception Room

12'10" x 11'8" (3.91m x 3.56m)

Generous front family reception room with original bay window. Feature inset fireplace with tiled hearth and log burner. Open plan to the breakfasting kitchen.

## Breakfasting Kitchen

12'10" x 12'2" (3.91m x 3.71m)

Re-fitted in 2018 and comprising of a full range of Mink colour wall, drawer and base units with complimentary solid wood work surfaces over & upstands including breakfast bar. Inset stainless steel sink unit with pull out hose spray mixer tap, instant hot water tap and incinerator. Integrated oven, hob and microwave plus dishwasher. Space for fridge freezer. Laminate flooring and downlighting. uPVC double glazed French doors open to a Juliet balcony.

Bi-fold door gives access to the rear entrance hall and a further bi-fold door leads to steps down Access to useful cellar which provides excellent storage facility. Lighting and power

## Rear Utility Room

5'11" x 4'3" (1.80m x 1.30m)

Having space and plumbing for washing machine and space for a tumble dryer. Tiled floor. uPVC door into the rear of the property and further door to the Shower Room

## Ground Floor Shower Room

5'11" x 5'0" (1.80m x 1.52m)

Fitted with a modern White 3 piece suite which comprises of a shower cubicle having mixer shower, pedestal wash hand basin and low flush WC. Tiled floor.

## First Floor Landing

15'10" x 2'10" (4.83m x 0.86m)

Having a built in under stair store. Door gives access to a staircase which rises to the second floor accommodation.

## Front Double Bedroom One

12'10" x 10'1" (3.91m x 3.07m)

Generous front aspect main bedroom. Windows shutters are included.

## Rear Double Bedroom Two

12'10" x 9'10" (3.91m x 3.00m)

A second good sized double bedroom with rear aspect window and range of fitted wardrobes.





## Fully Tiled Family Bathroom 9'10" x 4'10" (3.00m x 1.47m)

Comprising of a White 3 piece suite which includes a panelled bath with glass shower screen, bath shower mixer tap and electric shower above. 'His' and 'Hers' wash hand basins with storage below and low flush WC. Chrome heated towel radiator. Vinyl flooring.

## Second Floor

### Double Bedroom 3 15'3" x 12'3" (4.65m x 3.73m)

A very generous sized double sized attic bedroom with slight height restriction. There are two Velux windows and two eaves storage areas with access panels.

### Basement/ Cellar 12'4" x 11'4" (3.76m x 3.45m)

## Outside

Walled front forecourt and steps leading up to the front composite entrance door. Permit parking is available upon request to CBC in this area.

The rear enjoys a West Facing enclosed garden with fenced boundaries. Paved seating area and lawn with planted borders. Paved pathway to the garden shed. Outside water tap and electrical socket.

This property enjoys a right of way to pass over the neighbours garden for access.



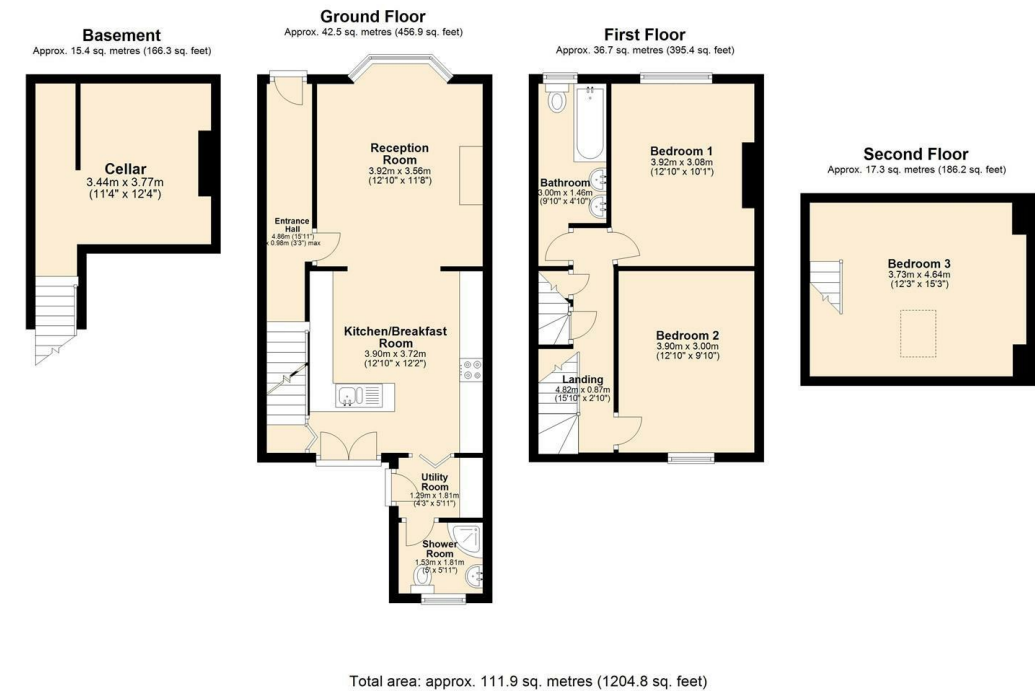
## School catchment areas

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.



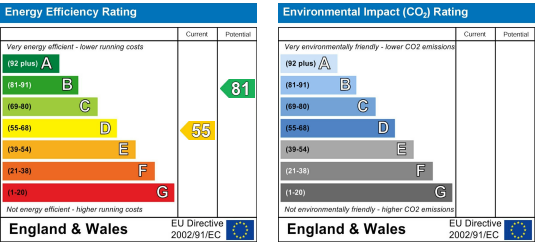
Floor Plan



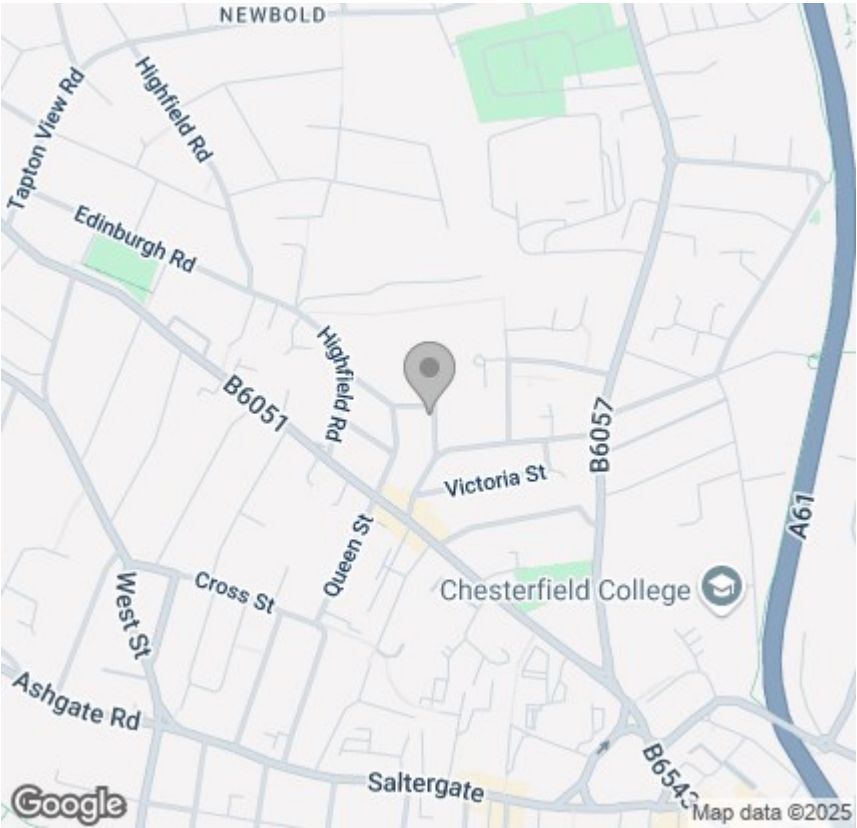
Viewing

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.

