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estate agents

42 Tapton View Road

Newbold, Chesterfield, S41 7JU

£139,950

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

Deceptively spacious THREE BEDROOM MID TERRACED FAMILY HOUSE situated in this ever popular residential location, close to all local amenities, schools, bus routes, train station, town centre and excellent commuter network road links to Dronfield & Sheffield.

Ideal for first time buyers, small families or investors alike!!

IN NEED OF A FULL SCHEME OF MODERNISATION- the property benefits from gas central heating with a Combi Boiler and uPVC double glazing and comprises of front entrance door, spacious hallway, family reception room, rear dining room and kitchen with rear porch. To the first floor three good sized bedrooms and partly tiled family bathroom with White 3 piece suite.

Front forecourt garden and shared access pathway which leads to the side entrance and to the rear gate through to rear gardens.

Good sized SOUTH FACING rear gardens with substantial hedged and fenced boundaries. Mainly laid to lawn and mature fruit trees. There are outside stores.

Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler - serviced
uPVC double glazed windows-
Gross Internal Floor Area - 104.5 Sq.m/ 1125.0 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area-Whittington Green School

Entrance Hall

15'2" x 6'0" (4.62m x 1.83m)

uPVC front entrance door into the spacious hall with stairs leading to the first floor.

Reception Room

12'1" x 11'11" (3.68m x 3.63m)

Spacious front family reception room with front aspect window. Feature fireplace with tiled hearth and gas-fire.

Dining Room

13'4" x 11'11" (4.06m x 3.63m)

A second spacious reception/dining room with feature fireplace with marble back and hearth and coal effect gas-fire. Rear aspect window.

Kitchen

10'1" x 6'7" (3.07m x 2.01m)

Comprises of a range of wall and base units with wooden worktops and inset stainless steel sink unit having tiled splash backs. Cooker point. Space and plumbing for washing machine.

Pantry

5'6" x 2'0" (1.68m x 0.61m)

Useful pantry which provides great storage space.

Rear Porch

4'7" x 3'6" (1.40m x 1.07m)

uPVC porch with door to the rear gardens.

First Floor Landing

2'7" x 2'0" (0.79m x 0.61m)

Store cupboard with access to the attic space.

Rear Double Bedroom One

13'3" x 11'11" (4.04m x 3.63m)

Spacious main double bedroom with rear aspect window overlooking the gardens.





Front Double Bedroom Two

12'1" x 11'11" (3.68m x 3.63m)

A second good sized double bedroom with front aspect window.

Rear Double Bedroom Three

9'11" x 9'5" (3.02m x 2.87m)

A third spacious and versatile bedroom which could also be used for office or home working room. The Worcester Bosch Combi Boiler is located here, it is serviced.

Family Bathroom

8'10" x 5'9" (2.69m x 1.75m)

Spacious family bathroom being half tiled and that comprises of a 3 piece White suite which includes bath, low level WC and pedestal wash hand basin. Front elevation window.

Rear Outbuilding Storage One

5'5" x 4'6" (1.65m x 1.37m)

Rear Outbuilding Storage Two

7'4" x 5'5" (2.24m x 1.65m)

Rear Outbuilding Storage Three

7'4" x 5'5" (2.24m x 1.65m)

Outside

Front low level brick wall with forecourt garden.

Good sized SOUTH FACING rear garden with fenced and mature hedge boundaries. Mature fruit trees and stretch of lawns. Side gate leads to a shared gennel to the front of the property.



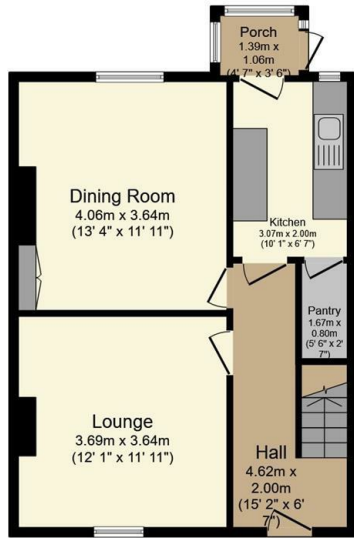
School catchment areas

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.

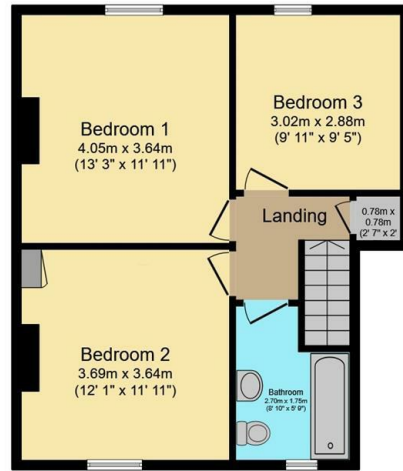


Floor Plan



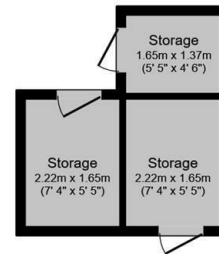
Ground Floor

Floor area 46.3 m² (499 sq.ft.)



First Floor

Floor area 48.2 m² (519 sq.ft.)



Outbuilding

Floor area 10.0 m² (108 sq.ft.)

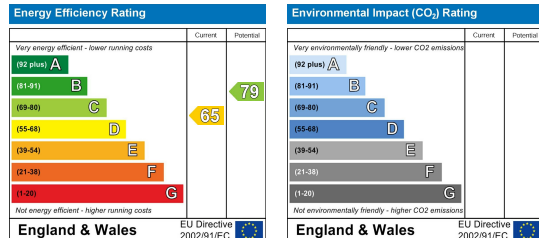
TOTAL: 104.5 m² (1,125 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

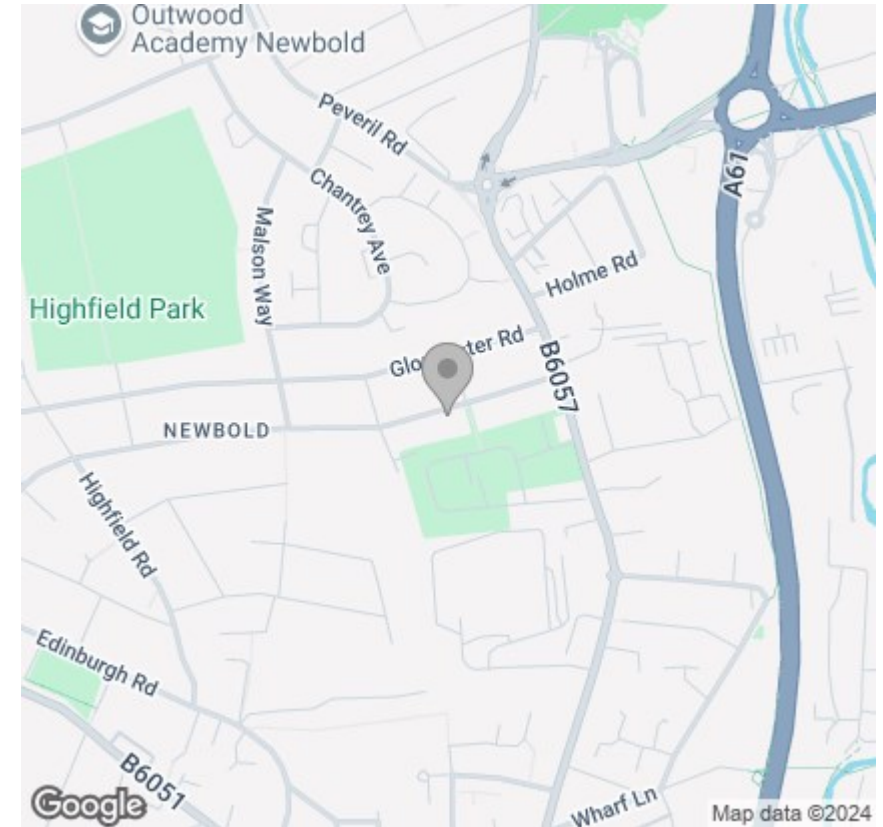
Energy Efficiency Graph



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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.

