



w**ards**
estate agents

55 St. Johns Road
Newbold, Chesterfield, S41 8TE

£225,000

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We are very pleased to offer onto the open market this deceptively spacious THREE BEDROOM MID TERRACED HOUSE which is situated in this ever popular residential location and has a fabulous South East facing gardens with open rear aspect overlooking allotments! Close to all local amenities, shops, bus routes, schooling. Excellent commuter road network links to Dronfield & Sheffield via the A61/A617 and M1 motorway J29.

Offering well maintained and decorated family accommodation which benefits from gas central heating with a Combi Boiler and uPVC double glazing. To the ground floor:- spacious entrance hall with access to good storage space and cloakroom/WC. Front family reception room with bay window, dining/sitting room with French doors onto the rear patio and gardens, inner rear porch area with access to a useful pantry and integrated extended kitchen.

To the first floor there are two double bedrooms and a good sized versatile third bedroom which could also be used for office or home working. Family bathroom with 4 piece suite.

Front low wall with low maintenance forecourt paved garden. Fabulous South East facing enclosed walled rear garden with well kept lawns and mature Silver Birch Tree, fully stocked side borders with an abundance of plants and shrubs. Superb stone patio which is perfect for outside family/social entertainment. Outside water tap and lighting. Two outside stores.

Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler installed 2007

uPVC Double Glazed Windows

Wooden fascias.

Gross Internal Floor Area- 116.2 Sq.m/1251 Sq.Ft.

Council Tax Band -B

Secondary School Catchment Area - Whittington Green School

Front Entrance Hall

Spacious entrance hall. Access to the cellar.

Useful Storage Area

Good storage area with plenty of shelving. Access to the WC





Cloakroom WC

7'10" x 2'7" (2.39m x 0.79m)

Low level WC. Wash hand basin.

Reception Room

12'2" x 11'11" (3.71m x 3.63m)

Nicely presented front family living room with front aspect bay window. Feature fireplace with 'Tulip' carved surround, tiled hearth and electric fire. (Gas point capped off)

Dining Room

15'11" x 12'11" (4.85m x 3.94m)

A good sized dining room which could also be used as a second sitting room if preferred. Inset brick fireplace with tiled hearth. Could be used again as an open hearth. uPVC French doors to the rear patio.

Rear Entrance Porch

9'3" x 4'5" (2.82m x 1.35m)

Rear uPVC entrance door. Access to the pantry and into the kitchen

Pantry

Good useful storage space.

Extended Kitchen

9'3" x 9'3" (2.82m x 2.82m)

Comprising of a range of Cream fronted base and wall units with complimentary work surfaces having inset stainless steel sink with tiled splash backs. Kickboard heating. Integrated double oven, gas hob. Integrated dishwasher and space for washing machine.

First Floor Landing

The Worcester Bosh Combi Boiler (2007) is located on the landing.

Access via a retractable ladder to the insulated loft space which is partly boarded.

Front Double Bedroom One

12'2" x 11'11" (3.71m x 3.63m)

Main double bedroom with front aspect window. Inset cupboard.

Rear Double Bedroom Two

12'11" x 10'8" (3.94m x 3.25m)

A good sized second double bedroom with rear aspect window. Pleasant rear views over the gardens. Useful inset cupboard.

Rear Bedroom Three

12'4" x 8'10" (3.76m x 2.69m)

A versatile rear bedroom which could be used for office or for home working. Rear views over the gardens.

Family Bathroom

10'10" x 7'3" (3.30m x 2.21m)

Comprising of a 4 piece suite which includes a panelled bath having a shower spray, shower cubicle with mains shower, wash hand basin and low level WC set in vanity cupboards.





Outside

Front low wall with low maintenance forecourt paved garden. Fabulous enclosed walled rear garden with well kept lawns and mature Silver Birch Tree , fully stocked side borders with an abundance of plants and shrubs. Superb stone patio which is perfect for outside family/social entertainment. Fabulous rear aspect overlooking allotments. Outside water tap and lighting. Two outside stores.

Store One

4'11" x 3'5" (1.50m x 1.04m)

Store Two

4'11" x 3'5" (1.50m x 1.04m)



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



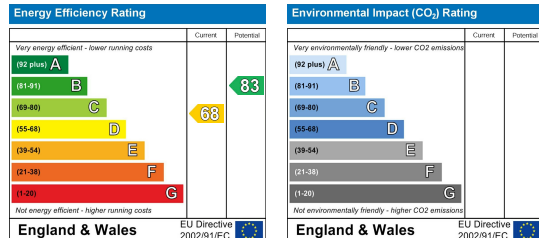
TOTAL: 116.2 m² (1,251 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All 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



17 Glumangate, Chesterfield S40 1TX

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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.

