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estate agents

118 Stand Road

Newbold, Chesterfield, S41 8SJ

Guide price £170,000

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Viewing is highly recommended of this well maintained TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE set within a fabulous front, side and rear garden plot which offers various opportunities for extension (subject to consents)

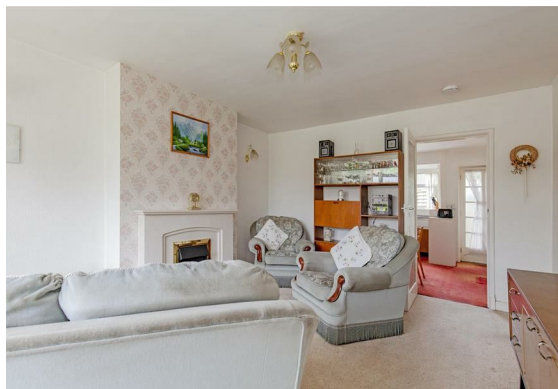
Suitable for first time buyers, small families or investors alike!! Situated within close proximity to all local amenities, schools, bus routes, shopping, supermarkets, pubs, restaurants, hotels, easy access to the train station, hospital and road commuter links via the A61 to Dronfield & Sheffield and the A617 to M1 Motorway J29.

Internally the accommodation currently requires some updating and benefits from gas central heating with a New Combi Boiler fitted in 2023 and double glazing. The ground floor comprises of front entrance hall, family reception room with contemporary fireplace, rear dining kitchen, rear porch/utility space and separate WC. To the first floor is a main double bedroom with walk in storage area which could provide access to the loft for conversion (subject to consents) second double bedroom and family bathroom with 3 piece suite.

Front mature and well established gardens with substantial perimeter hedge boundaries above low brick walling. Brick entrance pillars with wrought iron gates lead onto the concrete driveway which provides ample car parking and leads to the detached single garage.

Side gated pathway with under house store, perfect for gardening items and having lighting and power.

Good sized enclosed rear gardens with predominantly hedge and fence boundaries. Mature well tended lawns, several fruit trees including Pear and Apple. Paved patio area and garden shed.





Additional Information

Gas Central Heating-Combi Boiler newly fitted in 2023 with 5 year warranty
Double Glazed Windows
Rewired 2013
Gross Internal Floor Area-89.0 Sq.m/ 958.5 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Whittington Green School

Front Entrance Hall

4'4" x 3'9" (1.32m x 1.14m)

Front uPVC entrance door. Stairs to the first floor.

Reception Room

14'11" x 12'1" (4.55m x 3.68m)

Pleasant well presented family reception room with front aspect bay window. Contemporary fireplace with electric fire. Wall lighting. Door to the kitchen.

Dining Kitchen

12'1" x 9'11" (3.68m x 3.02m)

Comprising of a range of base units with inset stainless steel sink unit. Space is provided for cooker. Wall mounted gas-fire- serviced. Rear kitchen bay window. Original corner crockery cupboard.

Pantry

5'6" x 2'8" (1.68m x 0.81m)

With useful shelving and where the Consumer unit is located.

Rear Porch

5'5" x 4'9" (1.65m x 1.45m)

Utility space with space and plumbing for washing machine. Door to the rear gardens and side space from which is access to the detached garage.

Half Tiled W/C

5'10" x 2'8" (1.78m x 0.81m)

Low level WC.

First Floor Landing

5'9" x 2'9" (1.75m x 0.84m)

With side facing window.

Front Double Bedroom One

14'11" x 12'0" (4.55m x 3.66m)

A generous main double bedroom with front aspect window and views towards the allotments. Spacious walk in storage area which could provide access to the loft for conversation (subject to consents) and accommodates the Ideal Combination Boiler.

Rear Double Bedroom Two

10'4" x 9'11" (3.15m x 3.02m)

A second double bedroom with pleasant rear aspect views over the gardens. Range of fitted wardrobes.





Family Bathroom

7'0" x 4'9" (2.13m x 1.45m)

Being half tiled and comprising of a 3 piece suite which includes a pedestal wash hand basin, low level WC and bath with shower spray. Access via a retractable ladder to the insulated loft space.

Detached Garage

16'9" x 8'11" (5.11m x 2.72m)

Having lighting and power. Rear Personal door and roller front door.

Outside

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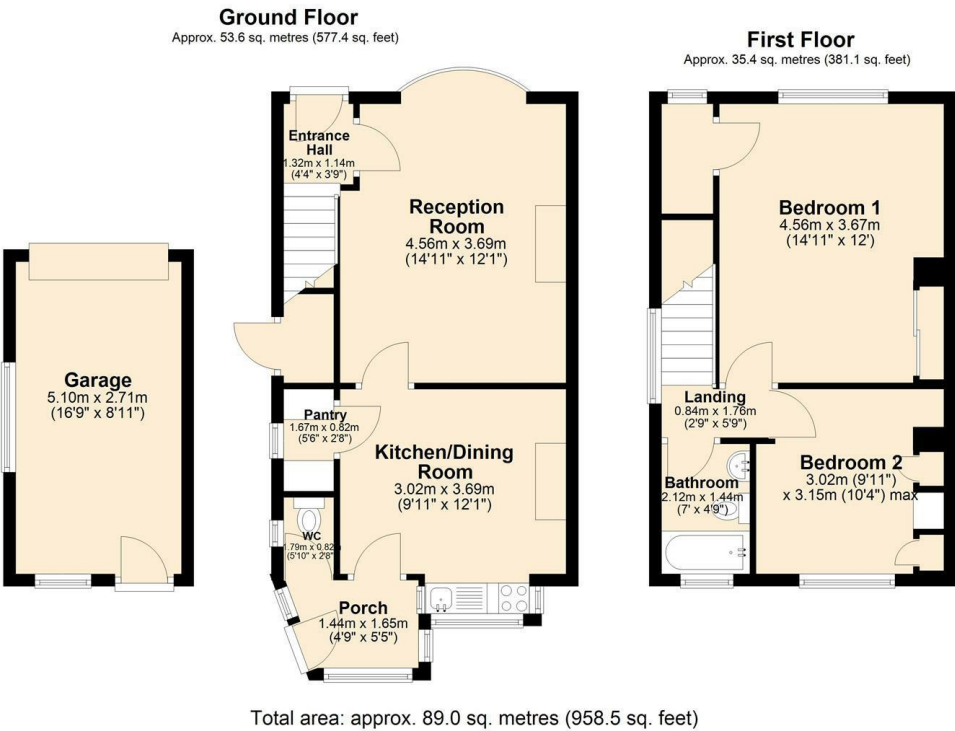
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School catchment areas

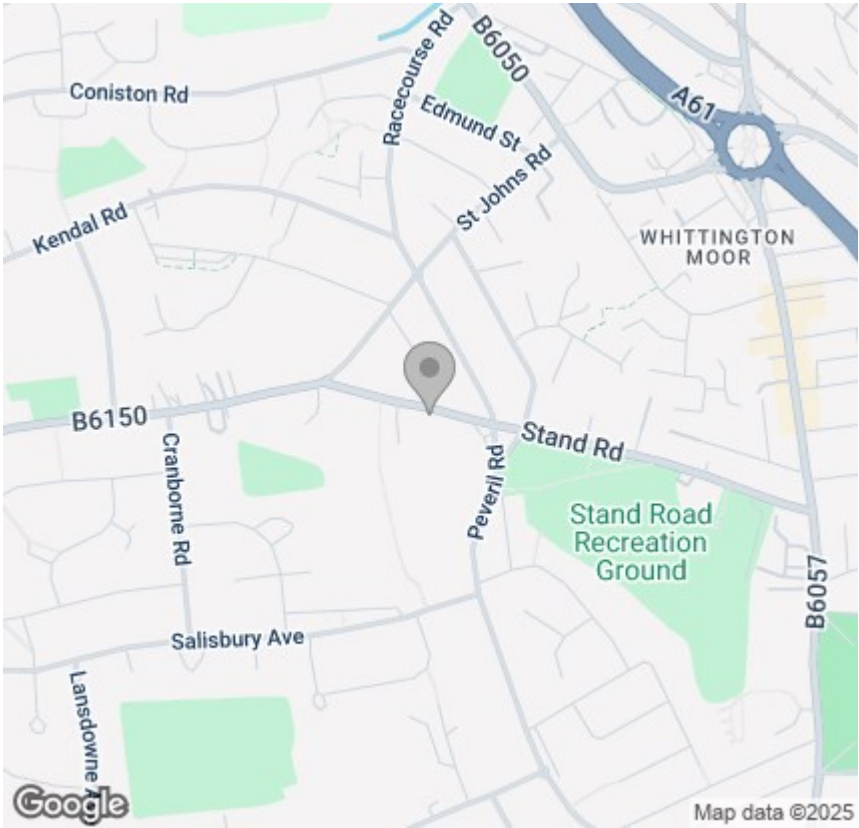
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



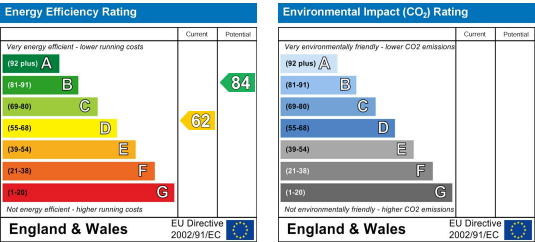
Area Map



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



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.

