



w**ards**
estate agents

29 New Queen Street

Newbold, Chesterfield, S41 7ET

£160,000

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Offered to the open market with no upward chain!

Deceptively spacious THREE BEDROOM END TERRACE HOUSE which would benefit from some updating and re-decoration to make an ideal starter home! 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!

Ideally suited to first time buyers, small families or investors alike!

Internally the accommodation retains some original features and benefits from gas central heating with a combi boiler (installed 2017/18) and uPVC double glazing and roof replaced pre 2001. Comprising of open front porch into the spacious entrance hall, front reception room, dining room and rear fitted kitchen. To the first floor main front double bedroom, second rear double bedroom and family bathroom with 3 piece suite. Third bedroom to the second floor.

Front forecourt garden. Rear enclosed garden with fenced and wall boundaries, lawn and decking area.





Additional Information

Gas Central Heating- Ideal Combi Boiler installed 2017/18
Both chimneys capped and repointed in 2025
uPVC double glazed windows
Roof replaced pre 2001
Gross Internal Floor Area- 109.2 Sq.m/ 1175.2 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Brookfield Community School

Open Front Porch

Front entrance door into the hallway

Entrance Hall

11'11" x 3'1" (3.63m x 0.94m)

Spacious hallway with original features. Stairs to the first floor.

Reception Room

12'1" x 11'1" (3.68m x 3.38m)

Good sized main reception room with front aspect window. Stone fireplace with side display plinths.



Dining Room

14'7" x 11'5" (4.45m x 3.48m)

Second reception room with access to the cellar. Rear aspect window.

Cellar

15'1" x 7'1" (4.60m x 2.16m)

Kitchen

6'11" x 6'8" (2.11m x 2.03m)

Comprising of a range of base and wall units with work surfaces and inset stainless steel sink . Space for cooker and space for washing machine.

First Floor Landing

14'7" x 5'11" (4.45m x 1.80m)

Access stairs to the second floor.



Front Double Bedroom One

14'7" x 12'0" (4.45m x 3.66m)

A generous main double bedroom with front aspect window. Build in wardrobe.

Rear Bedroom Three

11'6" x 8'2" (3.51m x 2.49m)

A good sized versatile third bedroom with rear aspect window that could also be used for office or home working space.

Family Bathroom

7'3" x 6'8" (2.21m x 2.03m)

Being mostly tiled and comprising of a 3 piece suite with bath, pedestal wash hand basin and low level WC. Ideal Combi boiler.



Second Floor Attic Bedroom Two

14'7" x 13'1" (4.45m x 3.99m)

A spacious second floor bedroom with slight height restriction. Gable end uPVC double glazed window. Radiator and power.

Outside

Front forecourt garden. Rear enclosed garden with fenced and wall boundaries, lawn and decking area. Right of way is granted for two neighbours.

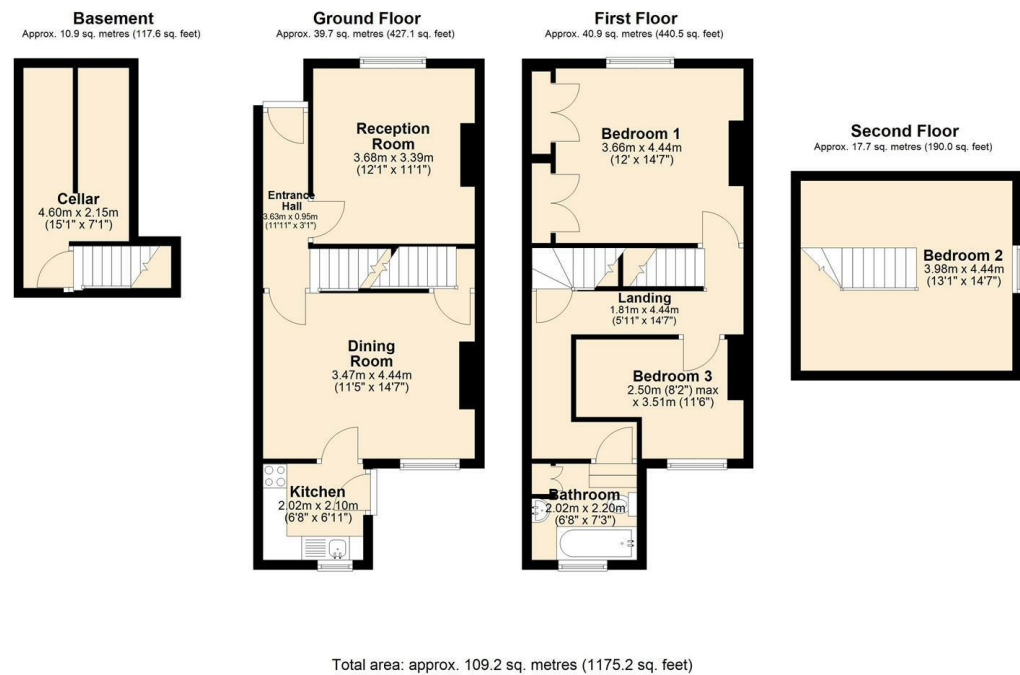


School catchment areas

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.

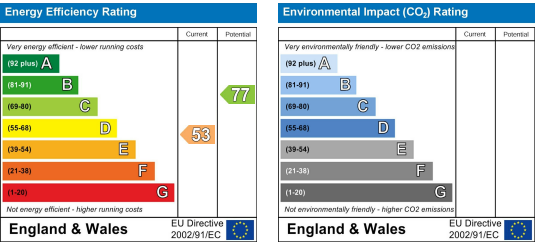
Floor Plan



Viewing

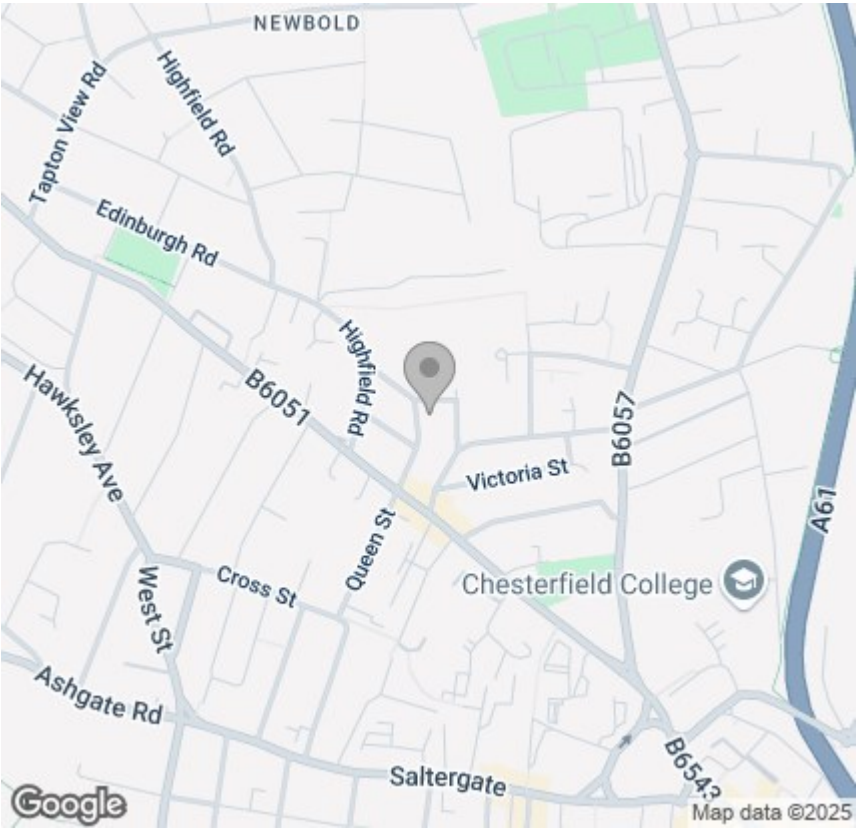
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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.

