



w**ards**
estate agents

23 New Queen Street

Newbold, Chesterfield, S41 7ET

£179,950

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OFFERED TO THE OPEN MARKET WITH NO CHAIN
& IMMEDIATE POSSESSION!!

ATTRACTIVE BAY FRONTED VICTORIAN TWO BEDROOM TERRACE FAMILY HOUSE which has had the benefit of a scheme of modernisation carried out including uPVC double glazing, re-wiring, replastering and new kitchen. Ideally suited to first time buyers, small families or investors alike!

Internally the re-decorated accommodation retains many original features, benefits from gas central heating. Current Gas and Electrical Certificates available) Gas safety check completed in May 2025) and uPVC double glazing- fitted with Grassmoor Glass in 2024 with Certificate- all of the windows all new, except the front ground floor bay which is an original sash window. The property has been rewired in 2023. Comprises of front entrance porch into the spacious hallway, front bay fronted reception room, dining room, useful storage to two cellars, refitted kitchen. To the first floor main bay fronted double bedroom, second rear bedroom and family bathroom with 3 piece suite. There is a spacious loft space with scope for conversion (subject to consents)

To the front of the property there is a forecourt garden with hedging and low level wall. Residents permit parking is available in the area. A gennel to the side of the property gives access to the rear garden where there is a yard area and lawn with borders of mature trees and shrubs.

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!





Additional Information

Current Gas and Electrical Certificates available)Gas safety check completed in May 2025)

Replastered

Gas central heating (Worcester Bosch Boiler)

uPVC double glazing- fitted with Grassmoor Glass in 2024 with Certificate- all of the windows are new, except the front ground floor bay which is an original sash window, recently fitted by a joiner.
Rewired 2023

Gross internal floor area - 87.7 s.qm./944.4 sq.ft.

Council Tax Band - A

Secondary School Catchment Area - Brookfield Community School

Storm Open Porch

A wooden framed single glazed front entrance door opens into an ...

Entrance Hall

12'10" x 3'1" (3.91m x 0.94m)

With original coving and staircase rising to the First Floor accommodation.

Reception Room

11'11" x 10'9" (3.63m x 3.28m)

A good sized bay fronted reception room having original sash window, coving and feature fireplace with stone hearth and open grate.Good afternoon Tina

Dining Room

14'5" x 11'5" (4.39m x 3.48m)

A generous rear facing dining room having a rear uPVC window. Fireplace surround.

A door gives access to steps which lead down into the cellar.

An opening leads through into the ...

Cellar One

12'1" x 3'10" (3.68m x 1.17m)

Updated Consumer Unit

Cellar Two

8'9" x 3'2" (2.67m x 0.97m)

Kitchen

11'7" x 6'7" (3.53m x 2.01m)

Being part tiled and re- fitted with a range of base units with work surfaces over.

Single drainer ceramic inset sink. Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker.

Vinyl flooring. A wooden framed single glazed door gives access to the rear garden.





First Floor Landing

8'8" x 3'1" (2.64m x 0.94m)

There is access to a spacious loft space which has boarding and offers scope for conversion (subject to consents)

Front Double Bedroom One

14'2" x 12'0" (4.32m x 3.66m)

A generous front facing double bedroom, spanning the full width of the property and having a built-in over stair airing cupboard housing the hot water cylinder.

Rear Bedroom Two

8'8" x 8'1" (2.64m x 2.46m)

A rear facing generous single bedroom. Spacious pine storage cupboard housing the gas boiler. Current Gas and Electrical Certificates available) Gas safety check completed in May 2025)

Family Bathroom

11'5" x 5'4" (3.48m x 1.63m)

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.

Outside

To the front of the property there is a forecourt garden with hedging and low level wall. Residents permit parking is available in the area.

A gennel to the side of the property gives access to the rear garden where there is a yard area and lawn with borders of mature trees and shrubs.

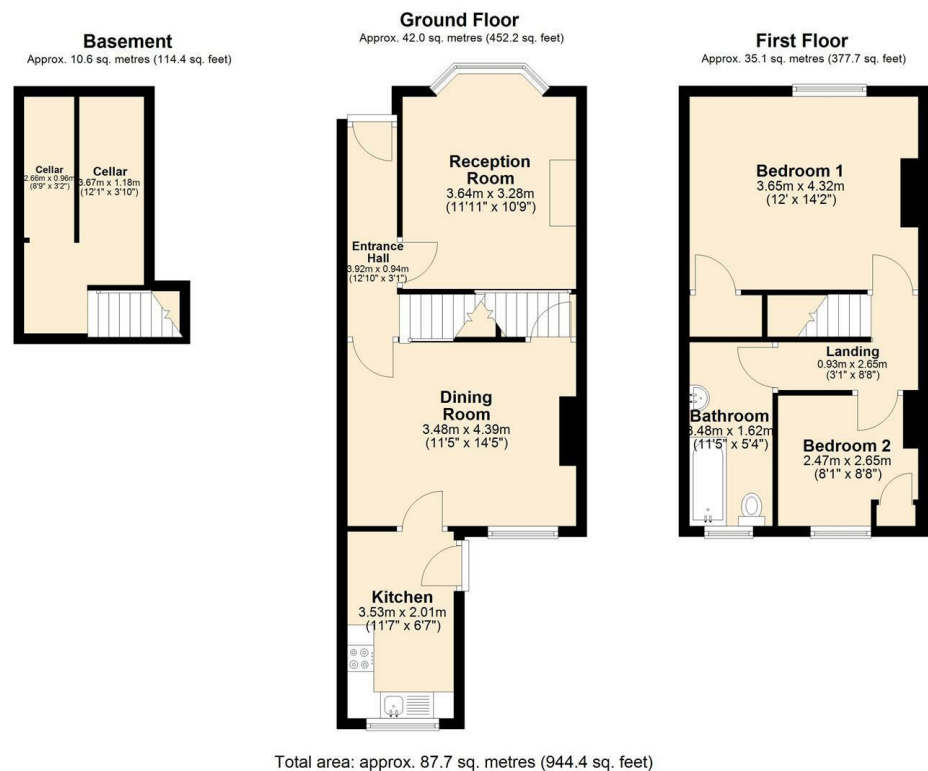
School catchment areas

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



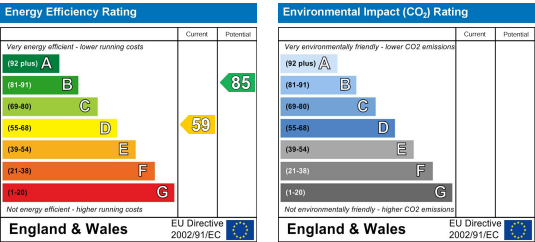
Area Map



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.

