



32 Wordsworth Road, Newbold, Chesterfield, S41 8SU

- NO CHAIN
- TOWN HOUSE IN NEWBOLD
- LOW MAINTENANCE
- THREE BEDROOM
- AFFORDABLE PRICE
- VIEW NOW

Guide Price £165,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £165,000 TO £170,000

AFFORDABLE FAMILY HOME - A PERFECT STARTER HOME - OFFERED WITH NO CHAIN!

This three-bedroom townhouse is the ideal property for those looking to put their own stamp on a home. With no onward chain, the property is ready for immediate move-in, offering a fantastic opportunity for first-time buyers or those seeking a project to personalize.

The property features a spacious front yard and convenient driveway parking, providing ease of access and off-street parking. The low-maintenance rear garden is perfect for outdoor relaxation or entertaining, with minimal upkeep required.

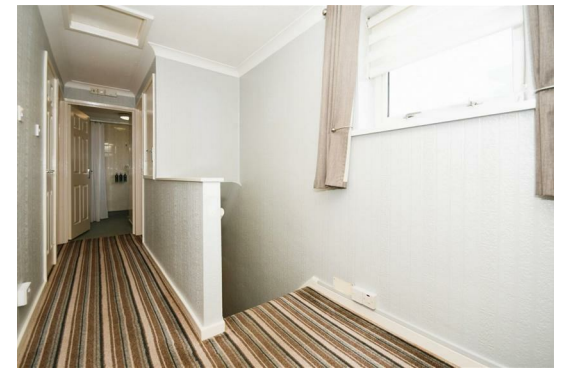
Located in the desirable catchment area for good schools, this home offers great potential for families looking to settle in a vibrant and well-connected neighborhood.

The property comprises:- entrance hall, lounge, kitchen, downstairs WC, three first floor bedrooms, shower with and separate WC.

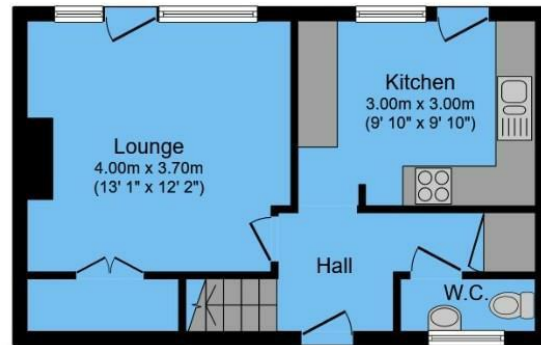
With plenty of space, a prime location, and scope for modernization, Wordsworth Road presents an excellent opportunity to create your perfect home.

Don't miss out – book a viewing today!

FREEHOLD | COUNCIL TAX BAND A







Ground Floor



First Floor

Total floor area 82.3 sq.m. (886 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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