



**w****ards**  
estate agents

**15 Newbold Back Lane**

Newbold, Chesterfield, S40 4HF

**By auction £160,000**

# 15 Newbold Back Lane

Newbold, Chesterfield, S40 4HF

Guide Price £160,000-£170,000

OFFERED FOR AUCTION  
BGT EDDISONS/MARK JENKINSON-  
27th July 2026 Multi-Lot Timed Auction 27th - 28th July 2026  
<https://www.eddisons.com/>

Bidding opens Monday 27th July 01:00 PM

[https://www.btgeddisonspropertyauctions.com/properties/202606021115sq\\_7xq6-270726/for-auction-chesterfield](https://www.btgeddisonspropertyauctions.com/properties/202606021115sq_7xq6-270726/for-auction-chesterfield)

OF INTEREST TO INVESTORS & ATTRACTIVELY PRICED TO ENSURE SALE - Improvement work is needed and potential is offered for own occupation, resale or letting. Extended four bedroom/Two Bathroom semi detached family house with gas central heating, part uPVC double glazed windows/part wooden sealed units. Offers hall, reception room, extended kitchen, study area and cloakroom/WC. Main double bedroom with en suite shower room, three further bedrooms and family bathroom. Front car parking for two vehicles and enclosed rear garden.

#### General

1. All the information provided on our website is for indicative purposes only and interested parties should refer to the contents of the legal pack and rely upon their own due diligence as a prudent bidder.
  2. Bidding opens Monday 27th July 01:00 PM
  3. Energy Performance Certificate = D
  4. Costs:-
- Details of the Buyer's Premium and any additional fees payable are contained within the legal documents.

#### Additional Information

Gas Central Heating -  
Part uPVC double glazed windows  
Part wooden framed sealed unit double glazing  
Gross Internal Floor Area - 114'3 Sq.m/ 1230'0 Sq.Ft.  
Council Tax Band - B  
Secondary School Catchment Area-Outwood Academy Newbold





**Additional Information**

Spray insulation to the loft space  
 Building Regulations Certificate (2000) for side 2 storey extension is available  
 Solar Panels to the roof (no guarantee or lease information available)  
 There is a mine shaft located in the rear garden (Full details from The Coal Authority available)

**Entrance Hall**

2'44" x 2'39" (0.61m x 0.61m)  
 Composite entrance door into the hallway. Stairs climb to the first floor.

**Reception Room**

16'11" x 11'0" (5.16m x 3.35m)  
 Front aspect bay window. Fireplace with gas-fire.

**Kitchen**

23'7" x 8'7" (7.19m x 2.62m)  
 With a range of base and wall units having inset stainless steel sink. Space for fridge/freezer and dishwasher. Space for cooker and washing machine. Rear door to the garage, Wooden internal doors into the Conservatory. Worcester Bosch boiler

**Cloakroom/WC**

7'10" x 3'0" (2.39m x 0.91m)

**Inner Hall/Study**

3'10" x 2'14" (1.17m x 0.61m)

**Conservatory**

11'8" x 6'3" (3.56m x 1.91m)  
 Rear door into the garden

**First Floor Landing**

3'48" x 0'9" (0.91m x 0.23m)  
 Access via a retractable ladder to the loft space which has spray foam insulation

**Rear Double Bedroom One**

14'5" x 7'8" (4.39m x 2.34m)  
 Main double extended bedroom with dual aspect windows.

**En-suite**

7'8" x 4'0" (2.34m x 1.22m)  
 Comprises of a shower cubicle with electric shower, low level WC and wash hand basin set in vanity unit.

**Front Double Bedroom Two**

11'5" x 11'0" (3.48m x 3.35m)

**Rear Double Bedroom Three**

10'8" x 7'0" (3.25m x 2.13m)

**Rear Single Bedroom Four**

8'3" x 7'0" (2.51m x 2.13m)

**Half Tiled Family Bathroom**

8'4" x 7'10" (2.54m x 2.39m)  
 Comprising of a 3 piece suite with bath having mains shower over, wash hand basin and low level WC.

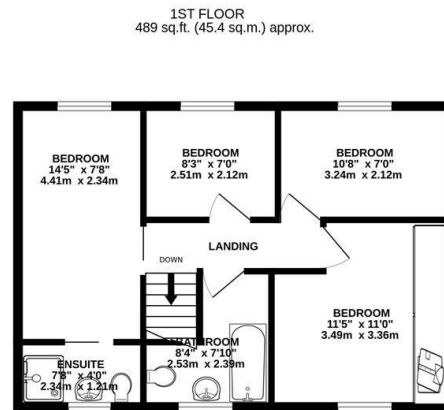
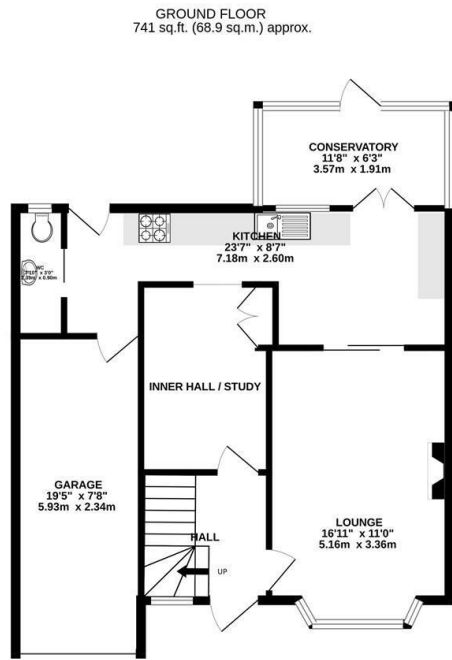


**School catchment areas**

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



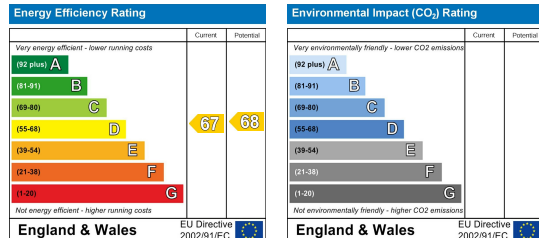
TOTAL FLOOR AREA: 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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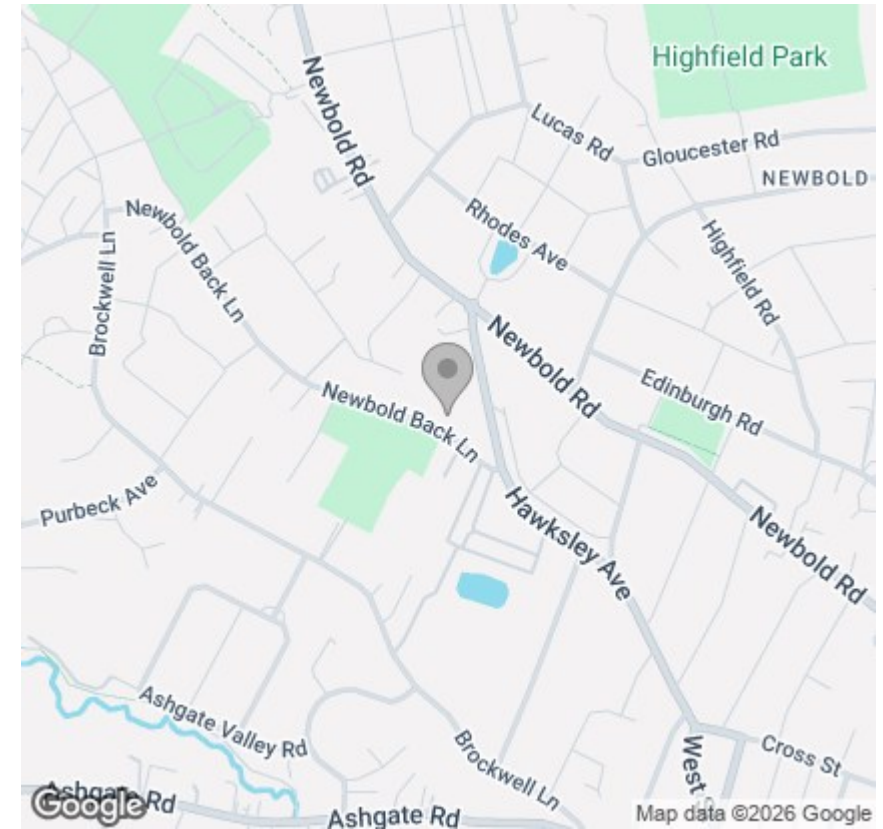
## Viewing

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



## 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, (space for more things to be added as custom) 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.

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