



**6 Greenside Avenue**  
Newbold, Chesterfield, S41 8RZ

**£220,000**

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Viewing is strongly recommended of this fabulous, well presented & maintained THREE BEDROOM SEMI DETACHED FAMILY HOUSE! Situated in this ever popular residential area being within close proximity to schools, bus routes, local amenities and easy access to good commuter links via the A61/617 to Dronfield, Sheffield and Chesterfield Town Centre/ Train Station.

Internally the beautiful neutrally presented family accommodation benefits from gas central heating with a Combi Boiler (serviced 2026) uPVC double glazing and 13 solar panels (leased through a Shade Greener). Comprises of entrance hall, family reception room, dining room with patio doors to the rear garden, fitted integrated kitchen. First floor main double bedroom, second double bedroom and a versatile third bedroom which could be used for office or home working. Re-fitted Shower Room (2025) and includes a 3 piece suite.

Front block paved driveway provides ample car standing spaces and leads to the detached single garage. Mature front lawn area with side well established borders. Front lighting. Side gate leads to the rear gardens.

Re established lawns with fully stocked borders, substantially fenced boundaries and corner sun terrace. Decking area, suitable for hot tub use. A perfect setting for family or social outside entertaining/enjoyment.





**Additional Information**  
Gas Central Heating-  
uPVC Double Glazed windows with feature top lights.  
13 Solar Panels- Leased with A shade Greener(details available)  
Gross Internal Floor Area- 82.5 Sq.m/ 887.7 Sq.Ft.  
Council Tax Band -B  
Secondary School Catchment Area - Whittington Green School

#### **Front Entrance Hall**

11'7" x 6'2" (3.53m x 1.88m)

Front entrance uPVC entrance door with glazed side panels leads into the hallway. Stairs climb to the first floor. Useful under stairs store cupboard. Built in linen cupboard. Continental style vinyl flooring.

#### **Reception Room**

11'11" x 11'5" (3.63m x 3.48m)

Beautifully presented family living room with front aspect window. Feature fireplace with electric fire. (Gas capped off)

#### **Dining Room**

9'9" x 9'0" (2.97m x 2.74m)

Rear uPVC patio doors leading onto the rear gardens



#### **Fitted Kitchen**

9'5" x 8'7" (2.87m x 2.62m)

Comprising of a range of base and wall units with complimentary work surfaces, inset stainless steel sink and tiled splash backs. Integrated dishwasher(new in 2024) Integrated electric oven, gas hob and chimney extractor above. Integrated washing machine (new in 2025) Integrated fridge/freezer. Pantry with space for coats storage, utility meters.

#### **First Floor Landing**

7'9" x 6'9" (2.36m x 2.06m)

Access to the insulated loft space which also has some boarding.

#### **Front Double Bedroom One**

11'5" x 10'11" (3.48m x 3.33m)

Main double bedroom with front aspect window.

#### **Rear Double Bedroom Two**

11'0" x 9'11" (3.35m x 3.02m)

A second double bedroom with range of built in wardrobes and top boxes. Rear aspect window overlooks the gardens.



### Front Single Bedroom Three

6'5" x 6'3" (1.96m x 1.91m)

A versatile third bedroom which could also be used as office or for home working.

### Re-fitted Shower Room

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

Nicely presented and refitted in 2024 this family shower room has panelled shower area and mains shower. Wash hand basin and low level WC set in attractive vanity units. Chrome heated towel rail. The Main Combi boiler is located in the bathroom-serviced in 2026

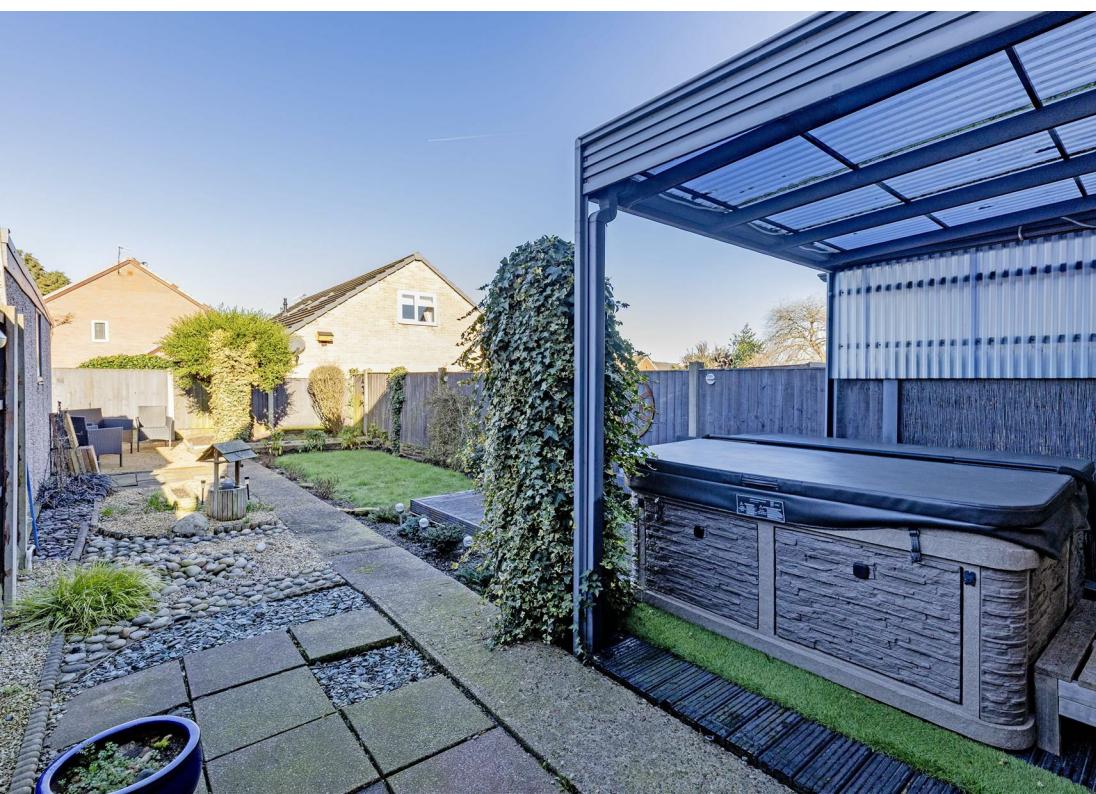
### Detached Garage

15'9" x 8'0" (4.80m x 2.44m)

With up and over door, lighting and power.

### Outside

Front block paved driveway provides ample car standing spaces and leads to the detached single garage. Mature front lawn area with side well established borders. Front lighting. Side gate leads to the rear gardens.

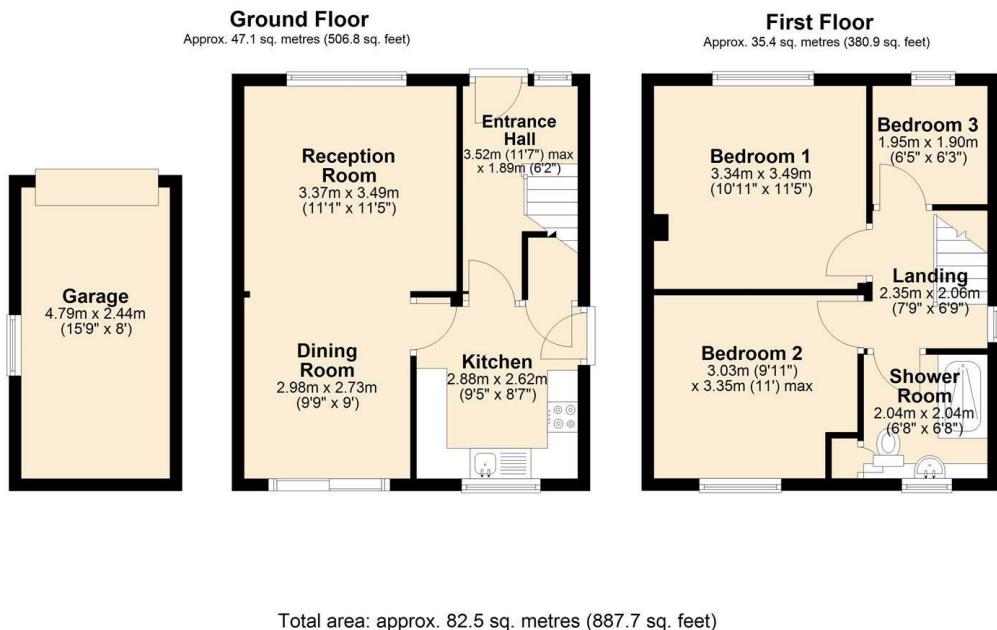


### School catchment areas

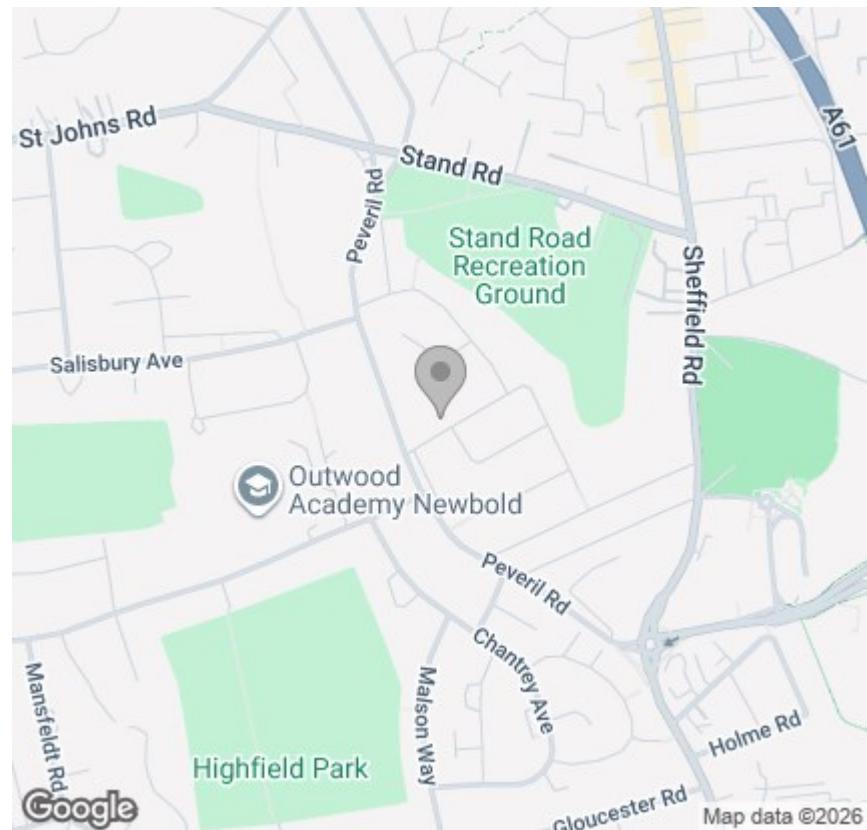
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



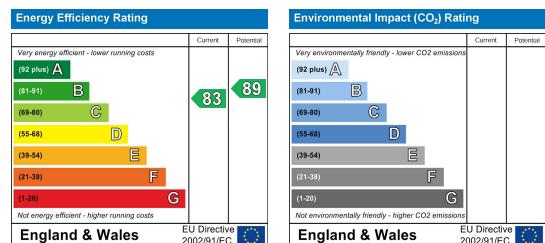
## Area Map



## 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.