214 Keswick Drive,
Newbold, S41 8HQ

£160,000

WILKINS VARDY

£160,000

AFFORDABLE HOME - TWO BED SEMI ON GENEROUS PLOT - NO CHAIN

A delightful semi detached home occupying a generous plot and offering 796 sq.ft. of well proportioned accommodaton, providing excellent potential for buyers looking to add their own style and make some cosmetic improvements.

The accommodation includes a spacious living room, a generous kitchen fitted with some integrated appliances, a conservatory, two good sized double bedrooms and a wet room. Externally, the property benefits from lawned gardens to both the front and rear, providing a good amount of outdoor space. A detached single garage adds valuable storage and parking facilities.

Keswick Drive is a popular address, well placed for the nearby amenities on Sheffield Road and at Littlemoor, convenient for Holmebrook Valley Park and ideally placed for transport links into Dronfield, Sheffield and Chesterfield.

- SEMI DETACHED HOUSE REQUIRING SOME COSMETIC IMPROVEMENT
- SPACIOUS LIVING ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- WET ROOM
- NO UPWARD CHAIN
- GENEROUSLY PROPORTIONED ACCOMMODATION
- GOOD SIZED FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE & LAWNED GARDENS TO THE FRONT AND REAR
- EPC RATING: C

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 74.0 sq.m./796 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed side entrance door opens into a ...

Entrance Hall

With staircase rising to the first floor accommodation.

Living Room

14'2 x 12'4 (4.32m x 3.76m)
A generous reception room with window looking into the conservatory. This room also has a feature stone fireplace with inset coal effect gas fire, the fireplace extending to the side to provide TV standing.

Kitchen

16'11 x 8'7 (5.16m x 2.62m)
A good sized kitchen, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and hob with concealed extractor over.
Built-in under stair storage cupboard.
Tiled floor.
A door gives access into the conservatory.

Brick/uPVC Double Glazed Conservatory

20'11 x 4'11 (6.38m x 1.50m)
Spanning the full width of the property, fitted with laminate flooring and having a door giving access onto the rear of the property.

On the First Floor

Landing

Bedroom One

14'2 x 10'8 (4.32m x 3.25m)
A generous rear facing double bedroom having a built-in over stair store cupboard.

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)
A good sized rear facing double bedroom having a built-in storage cupboard and built-in wardrobes with mirror sliding doors.

Shower Room

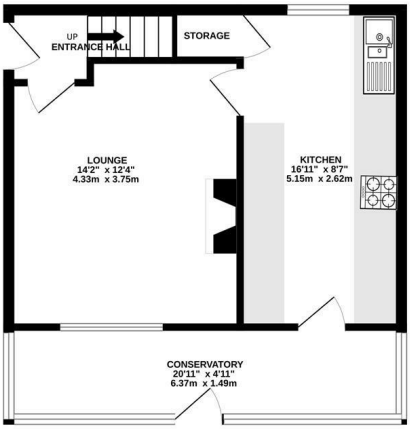
5'11 x 5'8 (1.80m x 1.73m)
Being fully tiled and having a shower area with half height folding shower doors and electric shower, pedestal hand wash basin and a low flush WC.
Built-in cupboard houisng the gas boiler.
Waterproof flooring.

Outside

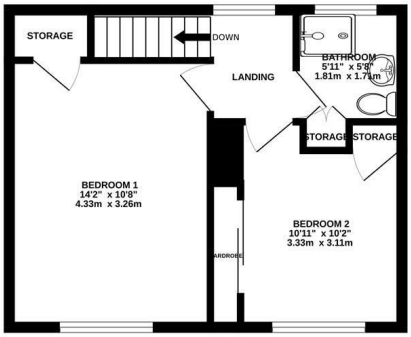
To the front of the property there is a lawned garden, alongside a shared drvieway leading up to a Detached Single Garage.

A gate gives access to the enclosed east facing rear garden whcih comprises a paved patio and a lawn with central path.

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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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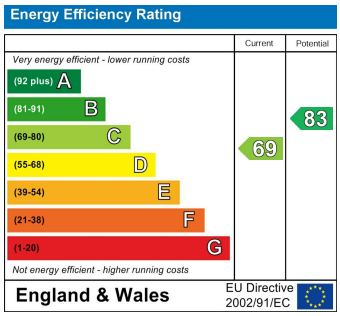
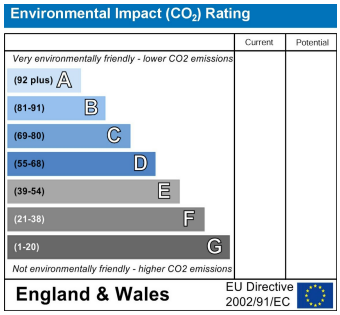




VIEWINGS

All viewings are to be arranged through the agent.

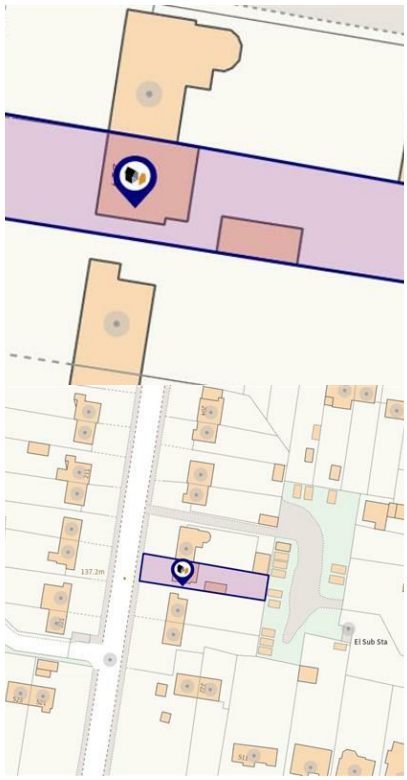
The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultant.