



45 Highbury Road, Newbold, Chesterfield, S41 7HL  
£195,000



\* TRADITIONAL SEMI-DETACHED HOUSE \* THREE BEDROOMS \* LOUNGE WITH LOG BURNING STOVE \* REFITTED FAMILY DINING KITCHEN WITH FRENCH DOORS TO GARDEN \* FIRST FLOOR BATHROOM/W.C. WITH WHITE SUITE \* GARDENS TO FRONT & REAR \* NO UPWARD CHAIN

W T Parker are delighted to offer for sale this traditional semi-detached home which is being brought to the open market with NO UPWARD CHAIN.

The property offers a highly practical living space with recently upgraded accommodation spanning two floors. To the ground floor, there is a welcoming reception hall with stairs to first floor accommodation, lounge with bay window to front elevation and log burning stove and refitted family dining kitchen with double french doors leading to the rear garden. To the first floor there are three generous bedrooms and a family bathroom with three piece white suite.

The property has recently undergone a scheme of improvement works to include a newly fitted kitchen, re-decoration throughout and newly replaced carpets.

Gardens to the property are positioned to both front and rear elevations with the rear garden enjoying a particularly delightful aspect.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / residential@wtparker.com



## ACCOMMODATION

### Ground Floor Accommodation

#### Reception Hall

With double glazed entrance door to front elevation and stairs to first floor accommodation.

#### Lounge

12'1" x 11'7" (3.69m x 3.54m)

A lovely room with double glazed bay window to front elevation, chimney breast with inset log burning stove and stone hearth, wall mounted electric wall heater.

#### Refitted Dining Kitchen

17'2" x 11'0" (5.25m x 3.36m)

Spanning the full width of the property and have designated kitchen and dining spaces.

The kitchen has been refitted with a range of base and wall cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap over. Also having space and plumbing for washing machine, built-in electric oven with ceramic hob and extractor hood over, ceramic tiled splashbacks, understairs storage cupboard and UPVC double glazed window to side.

The dining area has a brick fireplace with space for inset electric stove, wall mounted electric wall heater, fitted shelving and UPVC double glazed double french doors looking out and leading on to the rear garden.

### First Floor Accommodation

#### Landing

With UPVC double glazed window to side elevation and doors leading off to:

#### Bedroom One

12'1" x 10'3" (3.69m x 3.13m)

With UPVC double glazed window to front elevation, cast-iron ornamental fire surround, and wall mounted electric heater.

#### Bedroom Two

10'3" x 9'0" (3.13m x 2.75m )

Enjoying a rear aspect, another double bedroom with UPVC double glazed window to rear elevation and wall mounted electric wall heater.

#### Bedroom Three

6'11" x 6'10" (2.12m x 2.10m)

A single bedroom with double glazed window to front elevation and wall mounted electric heater.

#### Bathroom/WC

Fitted with a white suite comprising panelled bath with shower and screen over, pedestal wash basin, low flush w.c., partial ceramic wall tiling, airing cupboard, UPVC double glazed window to rear elevation.

#### Outside

Gardens are positioned to both front and rear elevations and are mainly laid to lawn with pathway leading around the side of the property connecting the front to the rear.

To the rear, the gardens enjoy a lovely aspect with an outlook over neighbouring allotments and have clearly defined boundaries.

#### Tenure

The Property is understood to be Freehold

#### Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | [lisa@wtparker.com](mailto:lisa@wtparker.com)

Rachael Grange 01246 232156 | [rachael@wtparker.com](mailto:rachael@wtparker.com)

#### Council Tax Banding

Chesterfield Borough Council - Band A

#### Local Authority & Planning

All enquiries should be directed to:

Chesterfield Borough Council

Town Hall

Rose Hill

Chesterfield

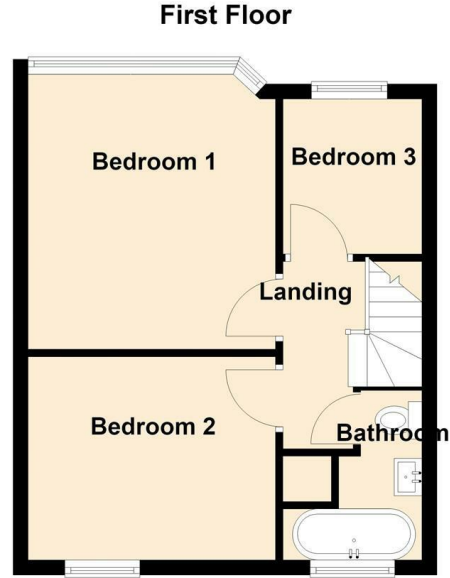
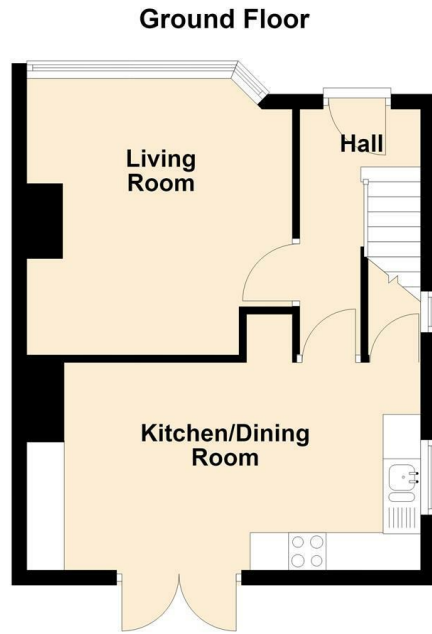
S40 1LP

Tel: 01246 345345

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



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