



29 Highbury Road,  
Newbold, S41 7HL

OFFERS IN THE REGION OF

£200,000



WILKINS VARDY

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£200,000

'READY TO MOVE INTO!' - SUPERB REFURBISHED THREE BED SEMI - CORNER PLOT - NO CHAIN - POSSIBLE CAR STANDING SPACE (subject to the necessary consents)

Offered for sale with no upward chain is this three bedroomed semi detached house which has been refurbished by the current owner to provide a fantastic family home. The property offers 708 sq.ft. of well appointed accommodation which includes a good sized living room, a re-fitted kitchen/diner with integrated cooking appliances and French doors opening onto the rear garden, together with a contemporary styled 4-piece bathroom. Outside, there are attractive lawned gardens to the front, side and rear, the rear being south facing.

Located in a popular and established residential area, the property is well placed for accessing local parks and amenities, and is readily accessible for transport links towards the Town Centre, Dronfield and Sheffield.

This home on Highbury Road is not just a property; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest in a promising location, this house is a wonderful choice.

- 'Ready to Move Into' Semi Detached House
- Re-Fitted Kitchen/Diner with Integrated Cooking Appliances
- Good Sized Living Room
- Three Bedrooms
- Contemporary 4-Piece Family Bathroom
- Attractive Enclosed Gardens, the rear being South Facing
- NO UPWARD CHAIN
- EPC Rating: E

### General

Electric heating with electronic TRV's which can be controlled through an app.

Gledhill water heating system

uPVC sealed unit double glazed windows and doors

Newly fitted floor coverings throughout

Gross internal floor area - 65.8 sq.m./708 sq.ft. (including Outside WC)

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

### On the Ground Floor

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

#### Entrance Hall

With staircase rising to the First Floor accommodation.

#### Living Room

12'1 x 11'7 (3.68m x 3.53m)

A good sized front facing reception room.

#### Re-Fitted Kitchen/Diner

17'2 x 11'0 (5.23m x 3.35m)

Fitted with a range of white wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and hob with glass splashback and extractor over.

Space is provided for a washing machine, and there is also space for a fridge/freezer.

Laminate flooring and downlighting.

A bi-fold door gives access to an under stair storage area which also houses the Gledhill water heating system.

uPVC double glazed French doors overlook and open onto the rear garden.

### On the First Floor

#### Landing

#### Bedroom One

12'1 x 10'3 (3.68m x 3.12m)

A good sized front facing double bedroom.

#### Bedroom Two

10'3 x 9'0 (3.12m x 2.74m)

A rear facing double bedroom.

#### Bedroom Three

6'11 x 6'11 (2.11m x 2.11m)

A front facing single bedroom.

### Re-Fitted Family Bathroom

Being fully tiled and fitted with a contemporary white 4-piece suite comprising of a square double ended freestanding bath with floor mounted bath/shower mixer tap, corner shower cubicle with an electric shower, wash hand basin with storage below, and a low flush WC.

Heated towel rail.

Laminate flooring and downlighting.

#### Outside

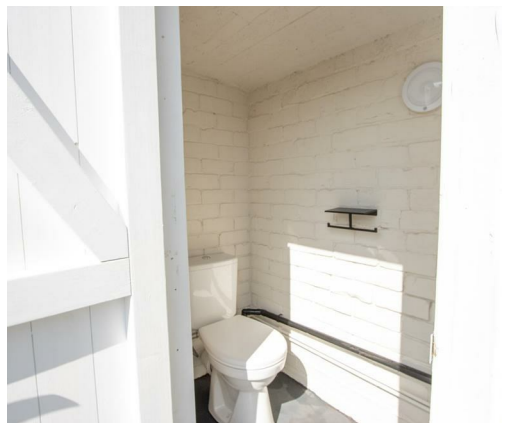
There are lawned gardens to the front and side, with a paved path leading up to the front entrance door, continuing down the side of the property to the rear. On street parking is available in the area.

Possible Car Standing Space to the front (subject to the necessary planning consents)

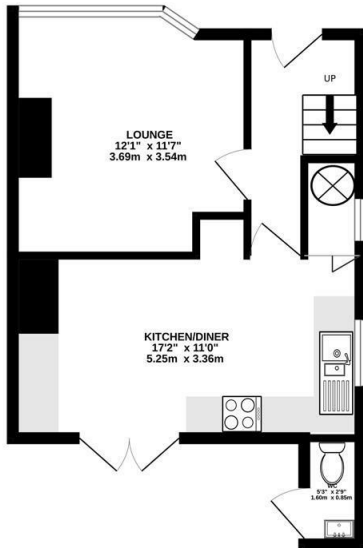
The attractive enclosed south facing rear garden comprises of a paved patio and lawn, split by a paved path and having a raised flower bed.

There is also an attached Outside WC which has a low flush WC and wash hand basin with hot and cold water, and an LED motion sensor rechargeable light.

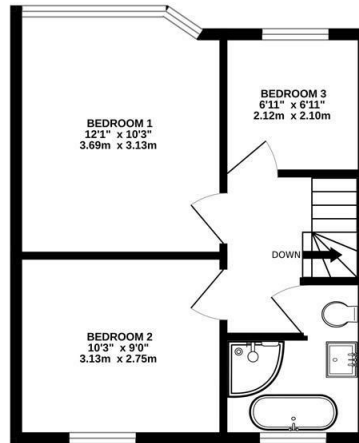




GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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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RICS



## 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.

We are informed by the vendor that, at the time of our inspection, the electric heating system, kitchen appliances, shower unit, plumbing installations, and electrical 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.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green 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

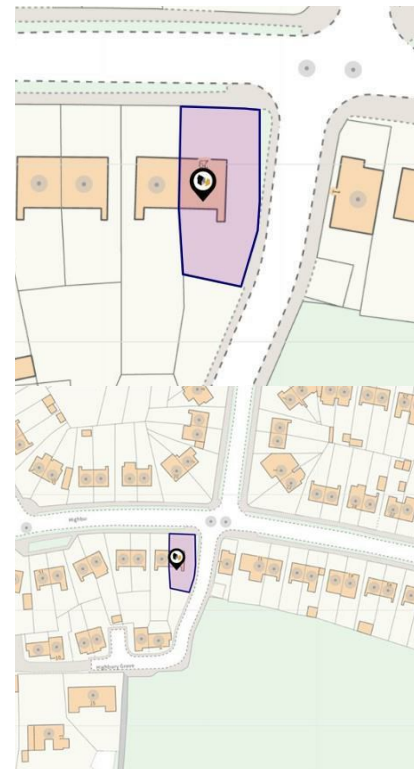
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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