



165 Keswick Drive,
Newbold, S41 8HQ

£179,950

W
WILKINS VARDY

£179,950

IDEAL STARTER HOME/FIRST TIME BUYER PROPERTY - TWO BED SEMI - ENERGY EFFICIENCY RATING 'A'

A delightful and well proportioned semi detached house, offering 721 sq. ft. of comfortable accommodation. The property comprises a good sized living room, fitted kitchen with useful utility room off, two double bedrooms and a bathroom/WC. Externally, the property benefits from mature lawned gardens to both the front and rear, providing attractive outdoor space and a pleasant setting.

An appealing home offering well balanced accommodation, ideal for couples, small families or those seeking a manageable property.

Located in an established residential neighbourhood, the property is well placed for the local amenities in Newbold and Littlemoor, and is just a short distance from Holmebrook Valley Park. The property is also readily accessible for transport links into the Town Centre and towards Dronfield and Sheffield.

- IDEAL STARTER HOME/FIRST TIME BUYER PROPERTY
- WELL PROPORTIONED SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM
- FITTED KITCHEN WITH UTILITY ROOM OFF
- TWO GOOD SIZED DOUBLE BEDROOMS
- BATHROOM/WC
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: A

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Photovoltaic solar panels
Gross internal floor area - 67.0 sq.m./721 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Lounge/Diner

16'4 x 10'5 (4.98m x 3.18m)
A good sized front facing reception room.

Kitchen

13'7 x 7'5 (4.14m x 2.26m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a tumble dryer, fridge/freezer and a freestanding cooker.
Vinyl flooring.
A door gives access into a ...

Utility Room

7'7 x 6'0 (2.31m x 1.83m)
Fitted with vinyl flooring and having a fitted worktop. A door gives access to a useful built-in under stair store cupboard.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

16'4 x 8'10 (4.98m x 2.69m)
A generous double bedroom having two windows overlooking the front of the property.

Bedroom Two

11'9 x 9'4 (3.58m x 2.84m)
A rear facing double bedroom.

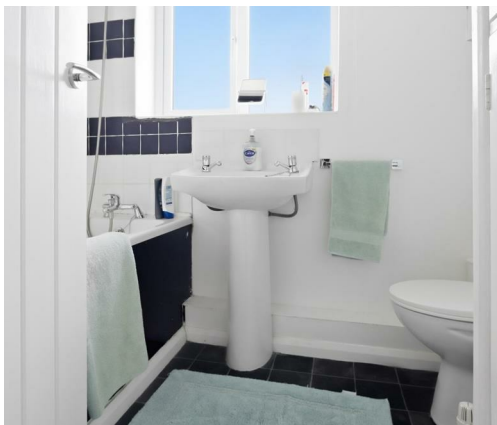
Bathroom

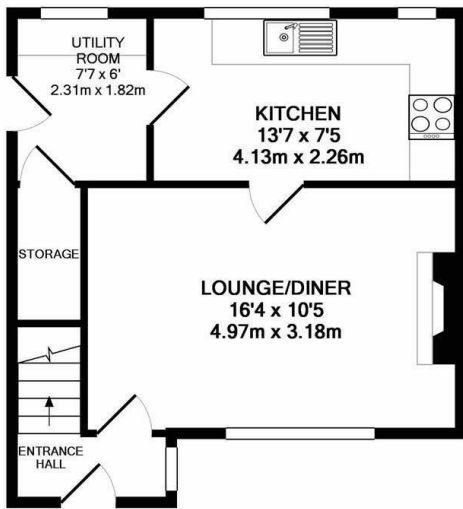
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap, pedestal hand wash basin and a low flush WC.
Built-in cupboard.
Vinyl flooring.

Outside

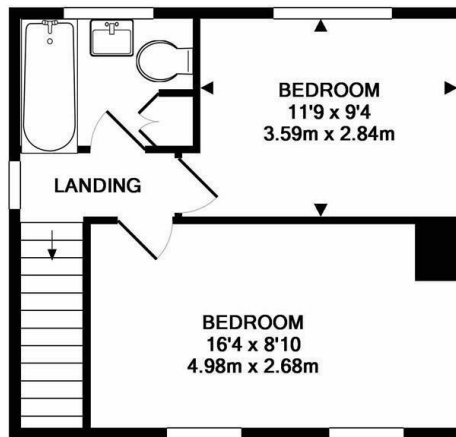
To the front of the property there is a lawned garden and a paved path leading up to the front entrance door.

A gate gives access down the side of the property to the enclosed rear garden which comprises of paved seating areas, a lawn with adjacent path, decorative pebble bed, borders and beds filled with mature plants and shrubs. There is also a hardstanding area for a garden shed.





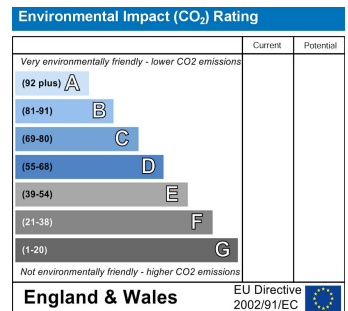
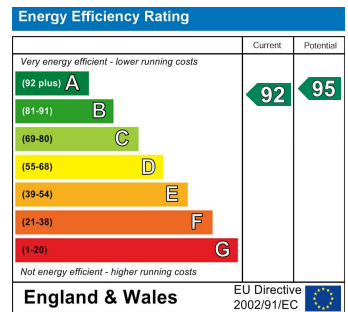
GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019



Zoopa.co.uk

rightmove
find your happy

PrimeLocation.com

RICS

Relocation
agent
network

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 central heating system, 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 Outwood Academy Newbold 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk