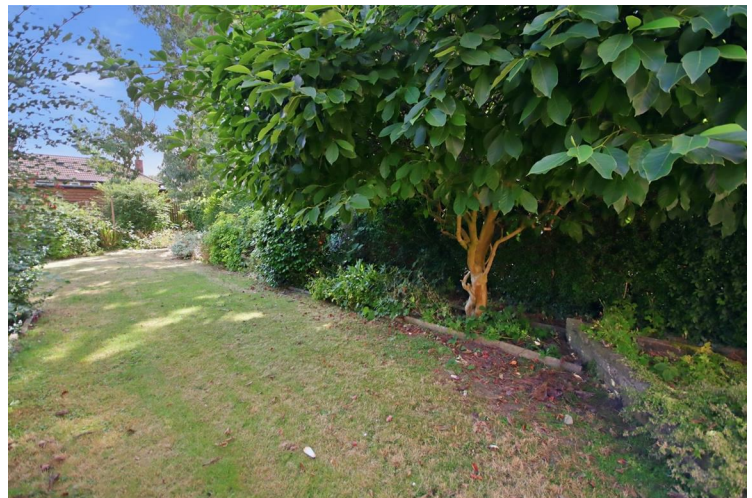




23 Ulverston Road,
Newbold, S41 8EE

£159,950

W
WILKINS VARDY

£159,950

ATTRACTIVE BAY FRONTED SEMI - TWO DOUBLE BEDROOMS - SINGLE GARAGE - NO CHAIN

Offered for sale with no upward chain, this attractive bay fronted semi detached home provides 853 sq. ft. of well proportioned, neutrally decorated accommodation, ideal for first time buyers, downsizers or investors alike.

The property comprises a generous living room, a breakfast kitchen, a ground floor cloakS/WC, two good sized double bedrooms and a fully tiled shower room/WC. Externally, there are lawned gardens to both the front and rear, together with a detached garage and driveway providing off street parking.

Conveniently situated close to the local amenities of Littlemoor and Newbold, the property is readily accessible for Holmebrook Valley Park and is just a short distance from Chesterfield Town Centre., offering an excellent combination of convenience and green open space.

- BAY FRONTED SEMI DETACHED HOUSE
- GENEROUS LIVING ROOM
- BREAKFAST KITCHEN
- GROUND FLOOR CLOAKS/WC
- TWO GOOD SIZED DOUBLE BEDROOMS
- SHOWER ROOM/WC
- DETACHED GARAGE & DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 79.2 sq.m./853 sq.ft.

Council Tax Band - A

TEnure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Entrance Porch

Being dual aspect and having a door opening into the ...

Entrance Hall

Having a built-in under stair store cupboard and a door giving access to a Cloaks/WC.

A staircase rises to the First Floor accommodation.

Living Room

14'2 x 13'5 (4.32m x 4.09m)

A generous bay fronted reception room havng a feature fireplace with wood surround, tiled inset and hearth, and a fitted gas fire.

Kitchen

14'11 x 8'7 (4.55m x 2.62m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include an electric double oven and 4-ring gas hob with concealed extractor over.

A door gives access to a useful built-in store room which has space and plumbing for a washing machine.

A uPVC double glazed door gives access onto the rear of the property.

Cloaks/WC

Being fully tiled and fitted with a white 2-piee suite comprising a low flush WC and semi recessed wash hand basin with storage below.

On the First Floor

Landing

Having two built-in storage cupboards.

Bedroom One

13'4 x 10'8 (4.06m x 3.25m)

A good sized front facing double bedroom having a built-in storage cupboard.

Bedroom Two

13'4 x 8'7 (4.06m x 2.62m)

A good sized rear facing double bedroom having a built-in storage cupboard.

Shower Room

Being fully tiled and having a shower area with half height shower doors and an electric shower, pedestal wash hand basin and a low flush WC.

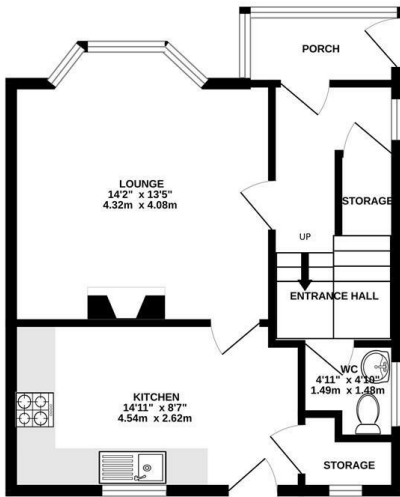
Outside

A paved driveway provides off street parking and leads to the Detached Single Garage. There is also a lawned front garden with hedge and shrub boundaries.

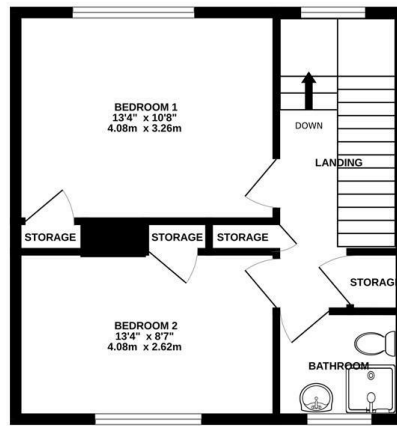
To the rear of the property there is a paved seating area and a good sized lawned garden with well stocked side borders of mature plants, shrubs and trees.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

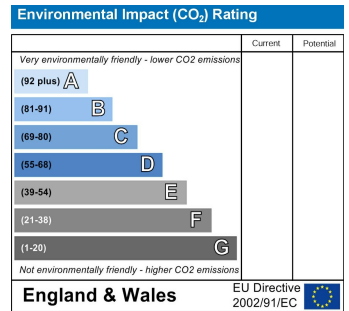
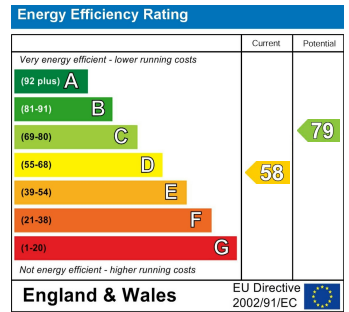


1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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.

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.

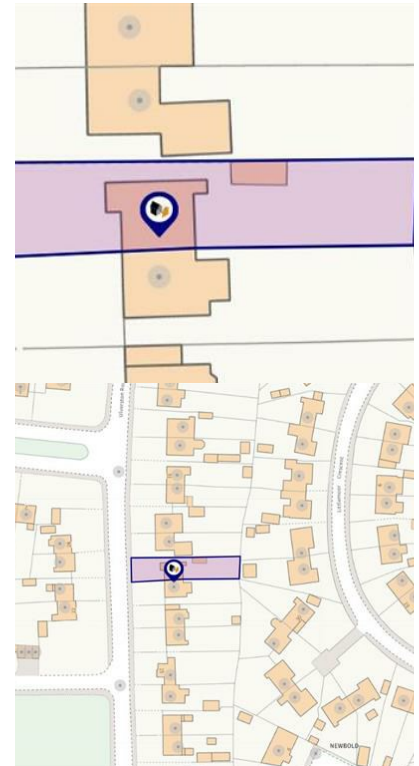
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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.



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wilkins-varDY.co.uk