



1 Wallsend Cottages, Newbold Road,
Newbold, S41 7AE

OFFERS AROUND

£125,000

W

WILKINS VARDY

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£125,000

END TERRACE HOUSE WITH GREAT POTENTIAL - TWO RECEPTION ROOMS - NO CHAIN

Offered for sale with no upward chain is this delightful end terraced house which provides 730 sq.ft. of well proportioned accommodation over three floors, which requires a scheme of cosmetic upgrading/refurbishment to create a lovely home.

The property benefits from a spacious living room and a good sized kitchen with dining room off. There is also a good sized double bedroom with built-in wardrobes, a useful attic room, and a 4-piece family bathroom. Outside, there is a low maintenance forecourt and rear garden.

Situated on the outskirts of the Town Centre, the property is well placed for the local amenities, including shops, schools and parks, and is also readily accessible for commuter links towards Dronfield and Sheffield, making this a property which is sure to appeal to a variety of buyers.

- END TERRACED HOUSE WITH GREAT POTENTIAL
- GOOD SIZED LIVING ROOM
- KITCHEN WITH DINING ROOM OFF
- GOOD SIZED DOUBLE BEDROOM
- SPACIOUS 4-PIECE BATHROOM
- USEFUL ATTIC ROOM
- LOW MAINTENANCE REAR GARDEN
- REQUIRES A SCHEME OF COSMETIC UPGRADING/REFURBISHMENT
- NO CHAIN
- EPC RATING: TBC

General

Gas central heating (Evoke 33 Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 67.8 sq.m./730 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed door opens into an ...

Entrance Porch

Having a tiled floor, and an internal door opening into the ...

Living Room

13'2 x 11'11 (4.01m x 3.63m)
A good sized front facing reception room, spanning the full width of the property and having a built-in base unit to the alcove.
This room also has a feature fireplace with wood surround, tiled inset and hearth, and an inset living flame coal effect gas fire.

Kitchen/Diner

13'1 x 9'1 (3.99m x 2.77m)
Being part tiled and fitted with wall, drawer and base units with work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.
Space is provided for a fridge/freezer.
A door gives access to a staircase which rises to the First Floor accommodation.
Tiled floor.
An opening with louvre cafe style swinging doors opens into a ...

Dining Room

8'2 x 7'1 (2.49m x 2.16m)
A rear facing room with a uPVC double glazed door opening onto the rear of the property.

On the First Floor

Bedroom

11'11 x 10'10 (3.63m x 3.30m)
A good sized front facing double bedroom having built-in wardrobes with sliding doors along one wall.

Bathroom

A spacious bathroom, being part tiled and fitted with a 4-piece suite comprising of a panelled bath, shower cubicle with an electric shower,

pedestal wash hand basin and a low flush WC.

Built-in airing cupboard.

Downlighting.

A door from this room gives access to steps which rise up to the attic room.

On the Second Floor

Attic Room

11'8 x 10'8 (3.56m x 3.25m)
A good sized room having a gable end window and Velux window. There is also a feature cast iron fireplace.

Outside

There is a concrete forecourt and three steps leading up to the front entrance door.

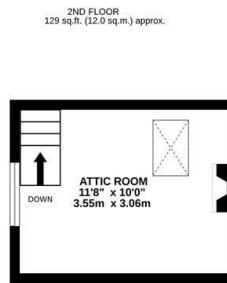
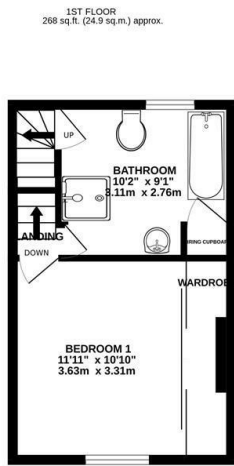
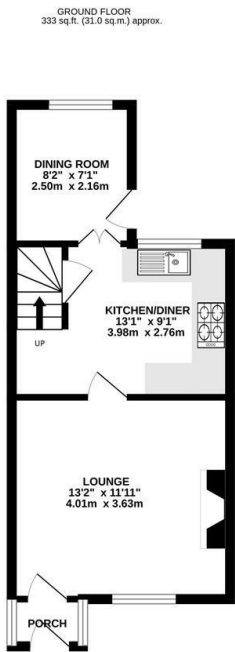
To the rear of the property there is an enclosed south facing yard with steps up to an artificial lawn with raised borders.



THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

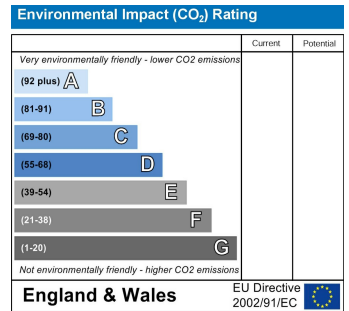
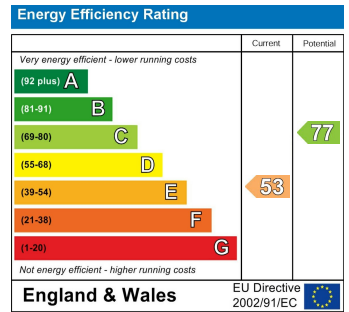
BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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

Relocation
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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.

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.

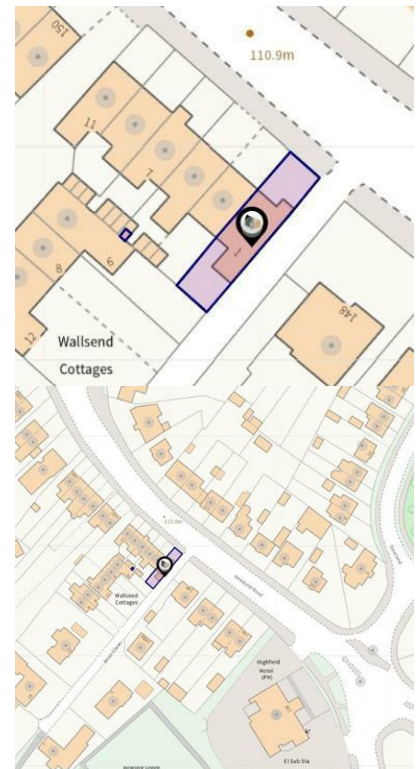
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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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