42 Littlemoor Crescent,
Newbold, S41 8QJ

£195,000

WILKINS VARDY

£195,000

THREE BED SEMI - TWO RECEPTION ROOMS - DRIVEWAY PARKING - NO CHAIN

Nestled in the charming area of Newbold, this delightful semi detached house on Littlemoor Crescent offers almost 1000 square feet of well proportioned accommodation which includes two good sized reception rooms and a kitchen with integrated cooking appliances. The home also features a bathroom and separate WC, together with three double bedrooms, providing ample space for families or those seeking a home office. Outside, the property benefits from parking for two vehicles, ensuring ease of access and convenience for residents and visitors alike, and mature low maintenance gardens.

Located close to the shops at Littlemoor, and being ideally positioned for local schools and amenities, the property is also readily accessible for Holmebrook Valley Country Park and for commuters needing access to the Town Centre and towards Dronfield and Sheffield.

- WELL PROPORTIONED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE DOUBLE BEDROOMS
- BATHROOM & SEPARATE WC
- DRIVEWAY PARKING
- MATURE LOW MAINTENANCE GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: E

General
Gas central heating (Glow Worm 4560 Floorstanding Boiler)
Mixture of timber framed & uPVC sealed unit double glazed windows
Gross internal floor area - 92.8 s.qm./999 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor
A timber and glazed front entrance door opens into a ...

'L' Shaped Entrance Hall
With staircase rising to the First Floor accommodation.
A door gives access to an under stair store room, which is dual aspect and has light and power.
A bi-fold door gives access to an additional built-in storage cupboard which houses the boiler.
A timber and glazed door gives access into a ...

Side Storm Porch
With a timber and glazed door giving access onto the side of the property.

Dining Room
11'6 x 9'10 (3.51m x 3.00m)
A good sized front facing reception room.

Living Room
13'4 x 11'10 (4.06m x 3.61m)
A good sized reception room having a feature fireplace with marble inset and hearth, and an inset living flame coal effect gas fire.
French doors overlook and open onto the rear of the property.

Kitchen
11'10 x 8'5 (3.61m x 2.57m)
Being part tiled and fitted with a range of oak wall, drawer and base units with work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an under counter fridge.
Vinyl flooring.

On the First Floor

Landing

Bedroom One
13'4 x 11'10 (4.06m x 3.61m)
A good sized rear facing double bedroom.

Bedroom Two
11'6 x 9'10 (3.51m x 3.00m)
A good sized front facing double bedroom.

Bedroom Three
11'10 x 8'5 (3.61m x 2.57m)
A dual aspect double bedroom, currently used as a craft room.

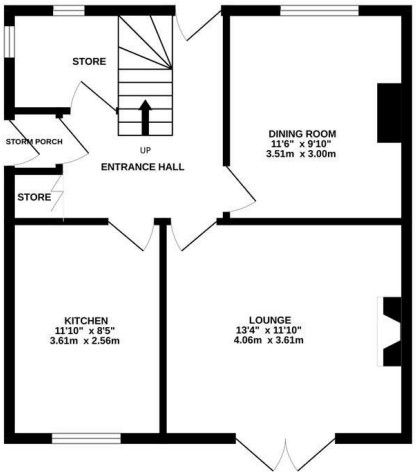
Family Bathroom
8'9 x 5'11 (2.67m x 1.80m)
Being part tiled and fitted with a white 2-piece suite comprising of a panelled bath with electric shower over, and wash hand basin inset within a tiled counter top and having storage below.
Vinyl flooring.

Separate WC
Fitted with vinyl flooring and having a low flush WC.

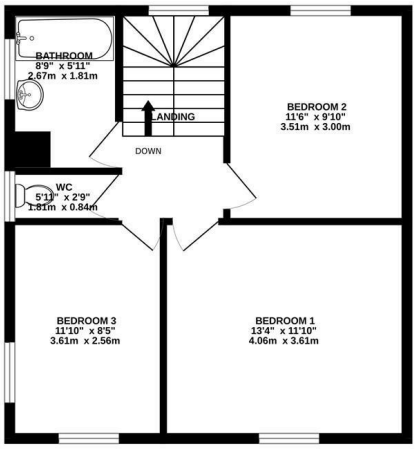
Outside
To the front of the property there is a block paved drive providing off street parking, together with a front garden and side border filled with mature plants and shrubs.

The block paving continues down the side of the house to the rear garden, which is south facing and laid with low maintenance decorative gravel with mature planted borders. There is also a paved seating area and two garden sheds.

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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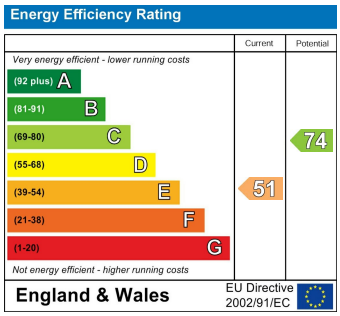

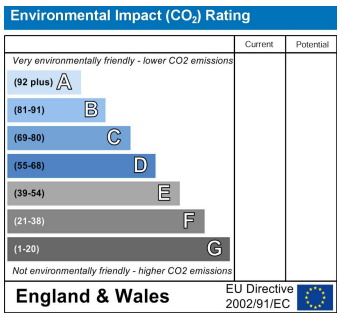

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VIEWINGS

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, gas fire, 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.

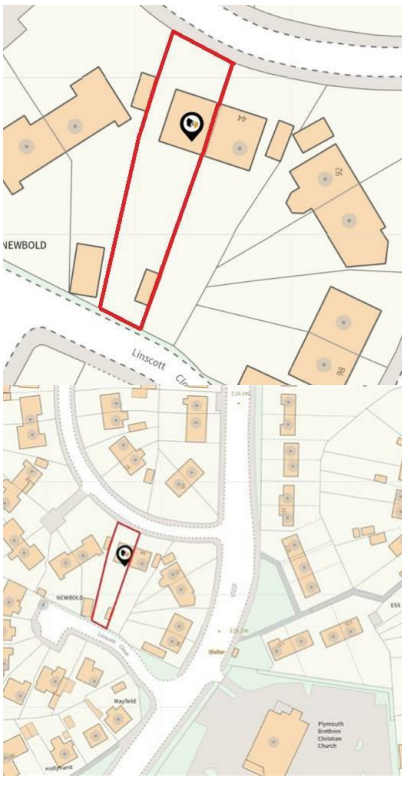
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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 Consultants.



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