53 Rhodes Avenue,
Newbold, S41 7HQ

£215,000

WILKINS VARDY

£215,000

ATTRACTIVE BAY FRONTED SEMI - THREE BEDS - POPULAR LOCTION - NO UPWARD CHAIN

Nestled in the popular area of Newbold, this delightful bay fronted semi detached house on Rhodes Avenue offers 914 sq. ft. of well proportioned and neutrally presented accommodation providing ample space for families ot those seeking a home office. The property features two reception rooms and a fitted kitchen with integrated cooking appliances. The home also features three bedrooms, a shower room and a separate WC. Outside, there are mature gardens to the front and rear.

With its appealing layout and generous living space, this property is perfect for those looking to settle in a friendly neighbourhood. The location offers easy access to local amenities, schools, and transport links.

This semi detached house presents a wonderful opportunity to create a warm and welcoming home in a sought-after area. Do not miss the chance to make this property your own.

- ATTRACTIVE BAY FRONTED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE BEDROOMS
- SHOWER ROOM & SEPARATE WC
- MATURE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- EPC RATING: D

General
Gas central heating (Ariston Clas One 30 Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 84.9 sq.m./914 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor
uPVC double glazed French doors with matching glazed side panels opens into a ...

Storm Porch
With an internal door opening into the ...

Entrance Hall
Having a built-in under stair store. A staircase rises to the First Floor accommodation.

Dining Room
12'0 x 11'3 (3.66m x 3.43m)
A good sized rear facing reception room. An open archway leads through into the ...

Living Room
13'1 x 12'0 (3.99m x 3.66m)
A good sized bay fronted reception room having a feature stone fireplace which extends to the sides to provide TV/display standing.

Kitchen
11'0 x 6'11 (3.35m x 2.11m)
Being fully tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 5-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge.
Vinyl flooring.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One
13'1 x 12'0 (3.99m x 3.66m)
A spacious bay fronted double bedroom.

Bedroom Two
12'0 x 11'3 (3.66m x 3.43m)
A good sized rear facing double bedroom having a built-in cupboard.

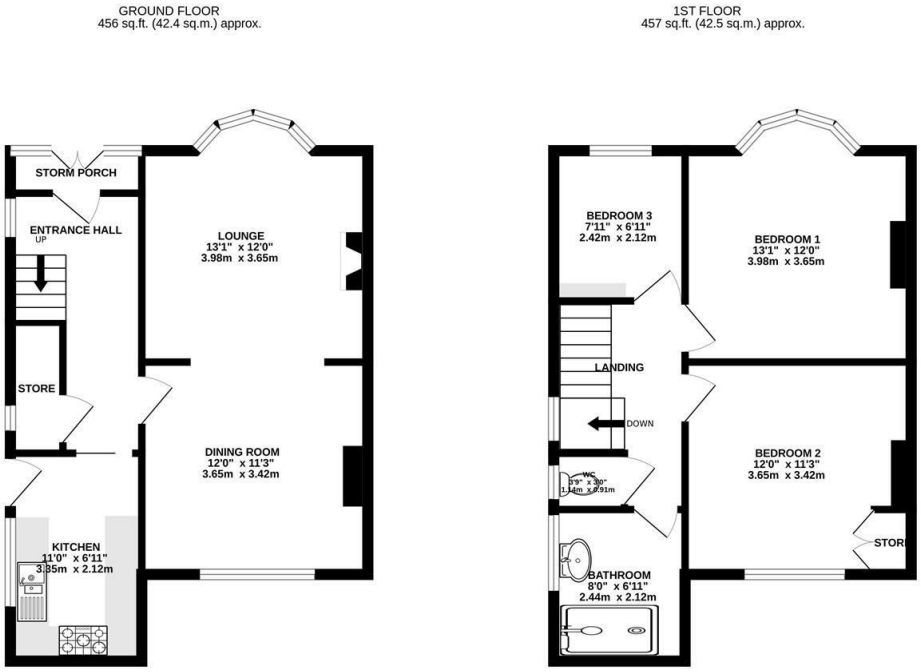
Bedroom Three
7'11 x 6'11 (2.41m x 2.11m)
A front facing single bedroom which also houses the gas boiler.

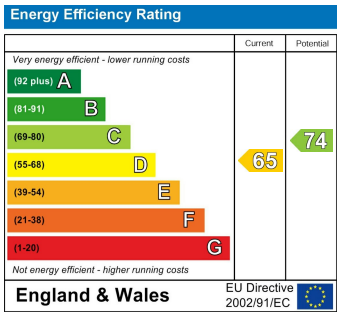
Shower Room
8'0 x 6'11 (2.44m x 2.11m)
Being fully tiled and fitted with a 2-piece suite comprising of a walk-in shower enclosure with seat, handrail and mixer shower, and a pedestal wash basin.
Heated towel rail.
Tiled floor.

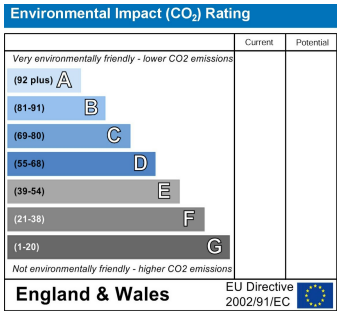
Separate WC
Being fully tiled and fitted with a low flush WC.
Tiled floor.

Outside
To the front of the property there is a lawned garden with drystone wall and hedging to the front boundary. On street parking is available in the area.

A path to the side of the property leads to the rear garden where there is a paved seating area, a lawn with mature planted borders and a path leading up to a hardstanding area with a garden shed.







TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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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, electric stove, 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.

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

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