



23 Sherbourne Avenue,  
Newbold, S41 8TL

£155,000

W  
WILKINS VARDY

# £155,000

AFFORDABLE TWO BED SEMI - CORNER PLOT - CUL-DE-SAC POSITION - NO CHAIN

Offered for sale with no chain is this delightful semi detached house which stands on a corner plot in a popular cul-de-sac. Spanning 678 square feet, the property which would benefit from some cosmetic improvement features a kitchen, a good sized lounge/diner with access onto the rear garden, two well proportioned bedrooms, and a bathroom/WC, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat. Outside, there is driveway parking and an integral garage.

The location of this property is particularly appealing, with Newbold offering a friendly community vibe and a range of local amenities. Residents can enjoy nearby parks, shops, and schools, making it a practical choice for everyday living.

Do not miss the chance to make this house your new home.

- SEMI DETACHED HOUSE ON CORNER PLOT
- SOME COSMETIC IMPROVEMENT REQUIRED
- KITCHEN
- GOOD SIZED LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- INTEGRAL GARAGE & DRIVEWAY
- MATURE ENCLOSED REAR GARDEN
- NO CHAIN
- EPC RATING: E

## General

Gas central heating (Vaillant Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 63.0 sq.m./678 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC double glazed door opens into the ...

### Kitchen

9'3 x 8'2 (2.82m x 2.49m)

Being part tiled and fitted with a range of white wall, drawer and base units with wood effect work surface over.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and a fridge/freezer.

Laminate flooring.

A door from here gives access into the Integral Garage.

### Lounge/Diner

16'0 x 13'7 (4.88m x 4.14m)

A good sized reception room fitted with laminate flooring and having a wall mounted gas fire.

An open balustrade staircase rises to the First Floor accommodation.

A uPVC double glazed door overlooks and opens onto the rear of the property.

## On the First Floor

### Landing

Having a built-in airing cupboard housing the hot water cylinder.

### Bedroom One

16'0 x 8'0 (4.88m x 2.44m)

A double bedroom spanning the full width of the property and having two windows overlooking the rear garden.

This room also has built-in wardrobe storage.

### Bedroom Two

10'6 x 8'3 (3.20m x 2.51m)

A front facing double bedroom.

### Bathroom

7'8 x 6'0 (2.34m x 1.83m)

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

## Outside

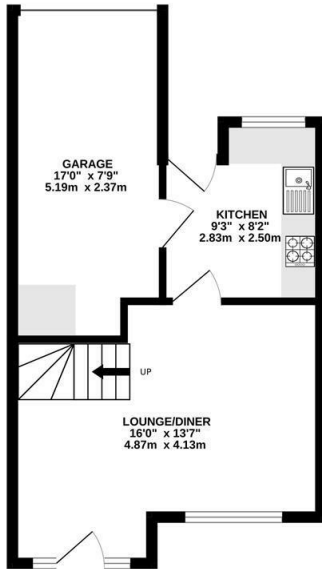
To the front of the property there is a tarmac drive providing off street parking for one car, leading to an Integral Garage (17'0 x 7'9) having an 'up and over' door and outside tap. There is also a lawned garden which continues round to the left hand side of the property.

A paved path gives access down the side of the property to a gate which opens to an enclosed mature rear garden and a paved patio.

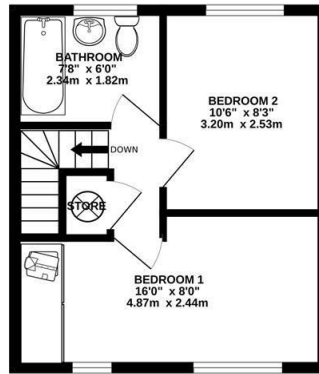




GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, 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 Whittington Green 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

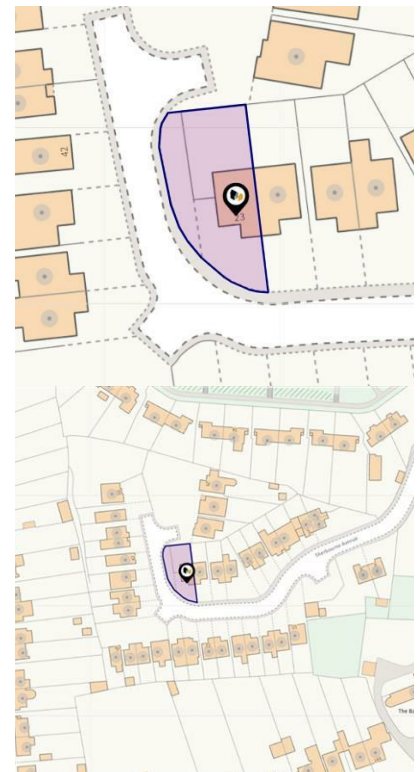
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 87        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 54                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



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