wards
estate agents

100 Stand Road

Newbold, Chesterfield, S41 8SJ

Guide price £160,000

100 Stand Road

Newbold, Chesterfield, S41 8SJ

Guide Price £160,000 - £170,000

Offered to the market with NO CHAIN!!

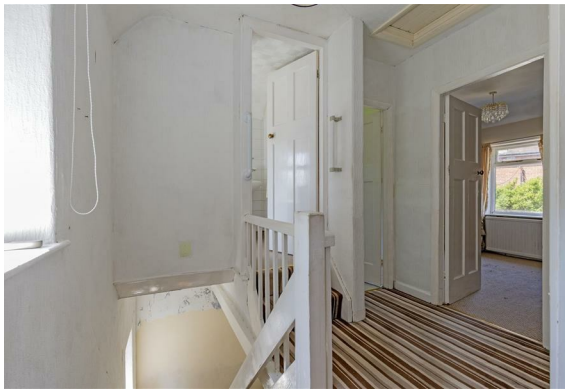
Ideal opportunity to acquire this spacious family 3 BEDROOMED SEMI DETACHED HOUSE which does require a full scheme of modernisation, offering scope to create a great starter home for first time buyers, small family home or potential investor property!

Situated within close proximity to all local amenities, schools, bus routes, shopping, supermarkets, pubs, restaurants, hotels, easy access to the train station, hospital and road commuter links via the A61 to Dronfield & Sheffield and the A617 to M1 Motorway J29.

Internally the accommodation currently benefits from gas central heating and part uPVC double glazed windows & includes:- entrance hall, front dining room, family reception room with sun room and kitchen. To the first floor main double bedroom, second double and a versatile good sized third bedroom which could be used for office/home working, Fully tiled shower room with 3 piece suite and further separate cloakroom with 2 piece suite.

Substantial corner garden plot with open plan lawns to the front. Side garden area provides space for caravan/camper van standing. Car standing space and access to the detached garage.

Enclosed rear garden with rear decking area plus a further raised decking area. Patio and circular stone decorative patio. Garden shed.



Additional Information

Gas Central Heating -Alpha Combi boiler -serviced annually
uPVC facias & gutters
Part uPVC double glazed windows
Part wooden framed sealed unit double glazed windows
Gross Internal Floor Area - 112.1 Sq.m/ 1206.9 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area- Whittington Green School

Entrance Hall

11'10" x 5'7" (3.61m x 1.70m)

Front wooden entrance door leads into the hallway with useful under stairs store cupboard

Dining Room

10'0" x 9'11" (3.05m x 3.02m)

Family dining room with front aspect uPVC window

Reception Room

14'8" x 11'4" (4.47m x 3.45m)

Family reception room with aluminium patio doors leading onto the rear gardens.

Conservatory

12'5" x 5'10" (3.78m x 1.78m)

Wood framed single glazed conservatory

Kitchen

11'11" x 10'8" (3.63m x 3.25m)

Fitted with a range of base and wall units with work surfaces, inset sink and splash backs. Space for washing machine, fridge/freezer and cooker. The Alpha Combi boiler is located in the kitchen. Consumer Unit. Door to the rear garden.

First Floor Landing

8'9" x 7'2" (2.67m x 2.18m)

Access to the loft space

Rear Double Bedroom One

14'8" x 11'4" (4.47m x 3.45m)

Spacious main double bedroom with rear aspect window

Front Double Bedroom Two

10'0" x 9'11" (3.05m x 3.02m)

A second double bedroom with front aspect window.

Rear Double Bedroom Three
10'8" x 8'11" (3.25m x 2.72m)
A versatile third bedroom which could also be used for office or home working space. Rear aspect window.

Shower Room
5'6" x 5'3" (1.68m x 1.60m)
Mostly tiled and comprising of a pedestal wash hand basin and disability showering area with electric shower.

Separate Cloakroom
4'11" x 2'8" (1.50m x 0.81m)
Being half tiled and comprising of a low level WC.

Garage
18'10" x 10'1" (5.74m x 3.07m)
The garage roof is currently in disrepair and needs attention. Light and powering.

Outside
Substantial corner garden plot with open plan lawns to the front. Side garden area provides space for caravan/camper van standing. Car standing space and access to the detached garage.

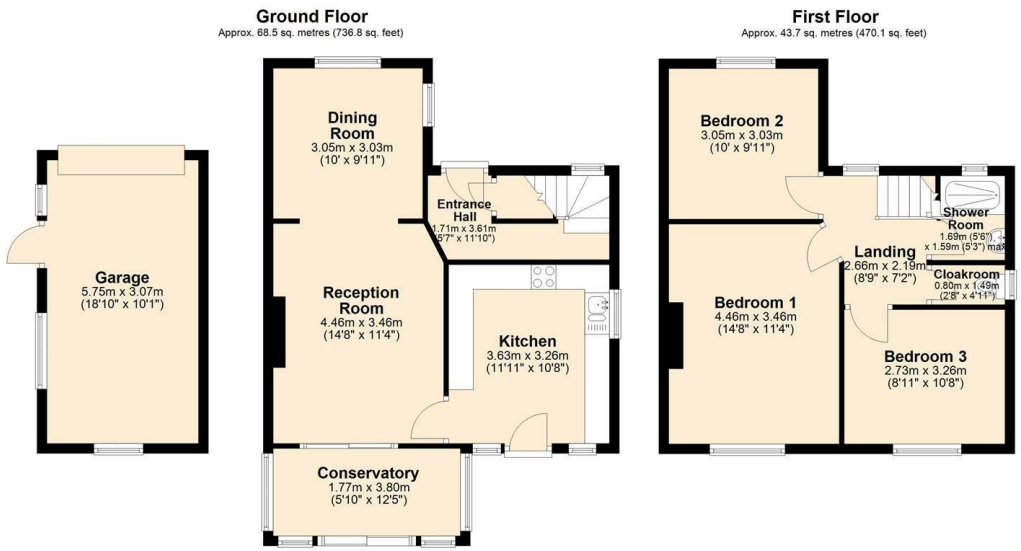
Enclosed rear garden with rear decking area plus a further raised decking area. Patio and circular stone decorative patio. Garden shed.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

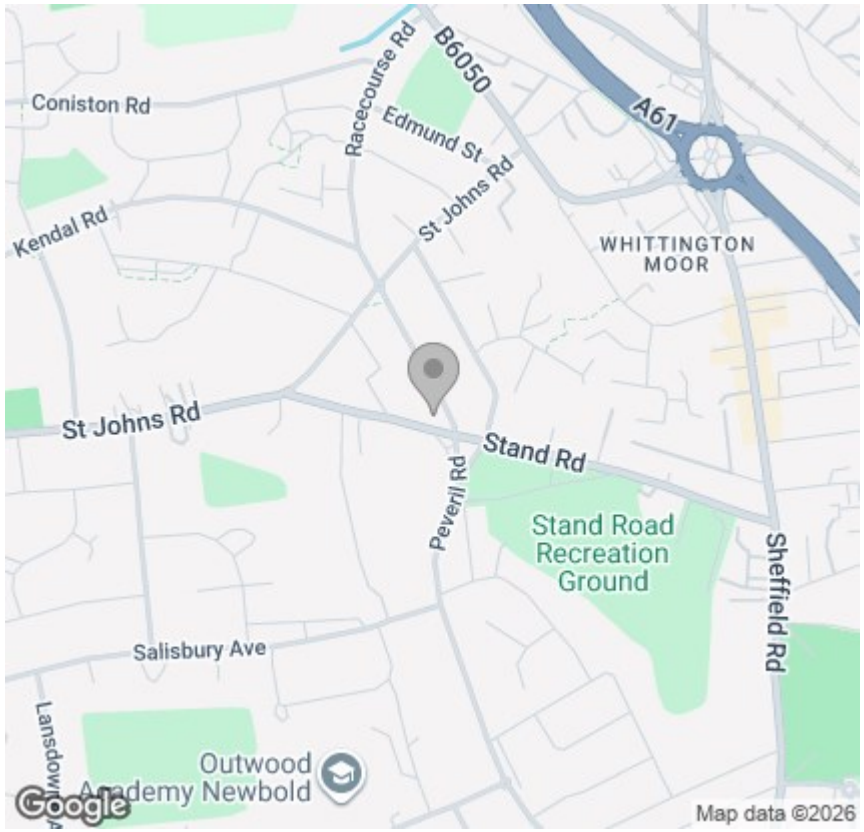
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 112.1 sq. metres (1206.9 sq. feet)

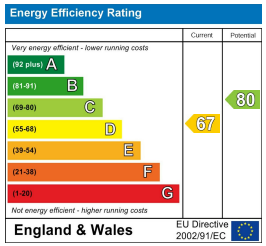
Area Map

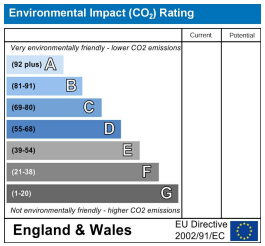


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

RICS