



w**ards**
estate agents

16 Salisbury Avenue,
Newbold, Chesterfield, S41 8PR

Guide price £230,000

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We are delighted to offer this well maintained, EXTENDED THREE BEDROOM SEMI DETACHED HOUSE with EXTENSIVE SOUTH FACING rear garden. -situated in this highly sought after residential location which is close to all local amenities, reputable schools, bus routes and access to major commuter road links to Dronfield, Sheffield, Chesterfield Town Centre & M1 Motorway Links.

Internally the property benefits from Gas Central Heating & uPVC Double Glazing, and comprises of :- entrance hall with storage cupboard (previously used as a shower room) spacious family reception room with original pine flooring having been beautifully restored, modern kitchen/dining area with pantry cupboard, rear conservatory.

To the first floor, main double bedroom with dual aspect windows & built in storage cupboard, front double bedroom, rear single bedroom with built in storage cupboard. Modern tiled family bathroom & separate W/C.

Blocked paved driveway which offers ample car standing spaces, hedged boundaries, pebbled area & secure side gate.

Extensive SOUTH FACING rear garden perfect for social & family entertainment/enjoyment. Patio area with steps leading to the mature lawn, outside tap & shed. Substantially fenced & hedged boundaries.

Additional Information

Items to be included - light fittings, dishwasher, fridge/freezer, outside shed & fitted blinds.

14 Solar Panels currently leasehold via Airspace - Commenced 31/1/2012 with 25 year lease, expiring 31/1/2037

Useful storage cupboard previously utilised as a ground floor shower room (plumbing/pipework still in place, would require new regulation compliance)





Additional Information

Gas Central Heating- Ideal Combi Boiler installed in 2018 (serviced annually - 2026 certificate to be provided)
14 Solar Panels currently leasehold via Airspace - Commenced 31/1/2012 with 25 year lease, expiring 31/1/2037
uPVC double glazed windows
Gross Internal Floor Area - 88.5 Sq.m/ 952.2 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-Outwood Academy Newbold

Entrance Hall

6'8" x 6'7" (2.03m x 2.01m)

Pleasant entrance hall with stairs leading to the first floor.

Front Store

6'7" x 2'8" (2.01m x 0.81m)

Useful storage cupboard previously utilised as a ground floor shower room (plumbing/pipework still in place, would require new regulation compliance)

Reception Room

17'5" x 11'5" (5.31m x 3.48m)

Spacious family reception room with original pine flooring having been beautifully restored. Feature fireplace with surround, gas-fire set upon hearth. French doors leading into the conservatory.

Conservatory

8'11" x 7'4" (2.72m x 2.24m)

Having uPVC Double Glazing & patio door leading to outside.

Modern Dining Kitchen

10'3" x 9'11" (3.12m x 3.02m)

Comprising a range of White base & wall units with complimentary work surfaces above & Inset stainless steel sink with chrome mixer tap & tiled splashback. Dishwasher to be included. Separate pantry area & under stair storage cupboard & the boiler is located here.

Kitchen Area

6'7" x 6'6" (2.01m x 1.98m)

Comprising a range of White base units with complimentary worksurfaces above & tiled splashback. Single oven, induction hob with chimney extractor fan above, space for washing machine. Patio door leading to outside.

Pantry

5'11" x 2'9" (1.80m x 0.84m)

Useful storage space.

Store

4'3" x 2'9" (1.30m x 0.84m)

Under stair storage cupboard.

First Floor Landing

8'11" x 2'7" (2.72m x 0.79m)

Access to the loft hatch with retractable ladders, being insulated & mostly boarded.

Front Double Bedroom One

11'6" x 9'11" (3.51m x 3.02m)

Main bedroom with dual aspect windows & built in storage cupboard/wardrobe space.



Front Double Bedroom Two

11'5" x 8'11" (3.48m x 2.72m)

Further double bedroom with front aspect window.

Rear Single Bedroom Three

8'6" x 8'2" (2.59m x 2.49m)

Versatile single bedroom having views over the rear garden, could also be utilised as an office, homeworking/study space.

Mostly Tiled Family Bathroom

6'11" x 5'6" (2.11m x 1.68m)

Being mostly tiled & comprising of bath with dual overhead shower, including rainfall shower head, vanity sink unit with chrome mixer tap. Heated towel rail & downlights.



Separate W/C

5'9" x 2'7" (1.75m x 0.79m)

Being partly tiled with low level w/c & downlights.

Outside

Blocked paved driveway which offers ample car standing spaces, hedged boundaries, pebbled area & secure side gate.

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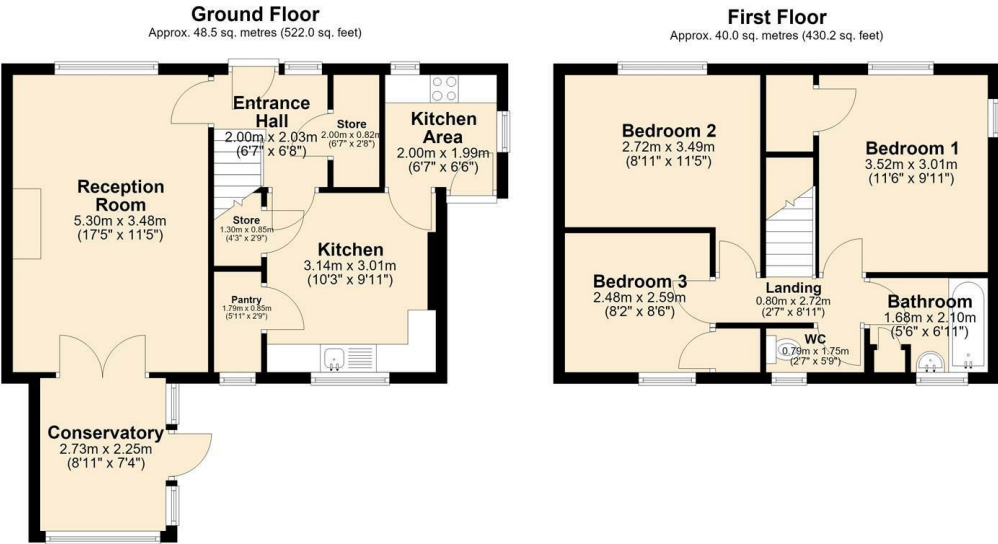


School catchment areas

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

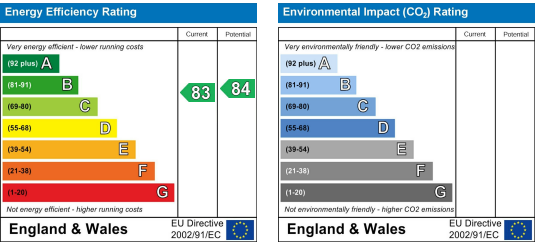


Total area: approx. 88.5 sq. metres (952.2 sq. feet)

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



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

Area Map



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.

