



135 Coniston Road,  
Newbold, S41 8JD

OFFERS IN THE REGION OF

£165,000

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WILKINS VARDY



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# £165,000

FANTASTIC EXTENDED FAMILY HOME WITH SOUTH FACING REAR GARDEN

This delightful three bedroomed semi detached house offers just over 1000 sq.ft. of well proportioned and tastefully appointed accommodation, including a generous living room and kitchen/diner, modern shower room and a lovely conservatory extension overlooking an attractive south facing rear garden.

The property occupies an elevated position with open views to the front, in this popular residential area, ideally placed for accessing the local amenities in Newbold and on Whittington Moor, and for routes into the Town Centre and towards Sheffield.

- Superb Semi Detached House
- Generous Living Room
- uPVC Double Glazed Conservatory
- Kitchen/Diner
- Three Bedrooms
- Modern Shower Room
- NO CHAIN
- EPC Rating: D
- Popular Location
- Enclosed South Facing Rear Garden

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 93.5 sq.m./1006 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

## Entrance Hall

Having a built-in under stair store cupboard and staircase rising to the First Floor accommodation.

## Kitchen/Diner

13'8 x 12'9 & 10'11 x 6'3 (4.17m x 3.89m & 3.33m x 1.91m)  
Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces over.  
Inset 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 an automatic washing machine, and there is space for a fridge/freezer.  
Two built-in cupboards.  
A uPVC double glazed door gives access onto the rear of the property.

## Living Room

19'5 x 11'2 (5.92m x 3.40m)  
A generous rear facing reception room having a feature fireplace with tiled inset, marble hearth and fitted gas stove.  
An opening leads through into the ...

## uPVC Double Glazed Conservatory

10'7 x 9'5 (3.23m x 2.87m)  
A lovely conservatory extension with French doors opening onto the rear patio.

## On the First Floor

## Landing

## Bedroom One

12'6 x 11'1 (3.81m x 3.38m)  
A good sized rear facing double bedroom.

## Bedroom Two

11'10 x 10'10 (3.61m x 3.30m)  
A good sized front facing double bedroom having a built-in storage cupboard.

## Bedroom Three

8'9 x 8'0 (2.67m x 2.44m)  
A front facing single bedroom.

## Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, semi inset wash hand basin with vanity unit below and base and wall units to the side, and concealed cistern WC.  
Vinyl flooring.  
Loft access hatch.

## Outside

Steps to the front of the property lead up to a block paved pathway which leads to the front entrance door. Four further steps lead down onto a lawned garden. On street parking is available in the area.

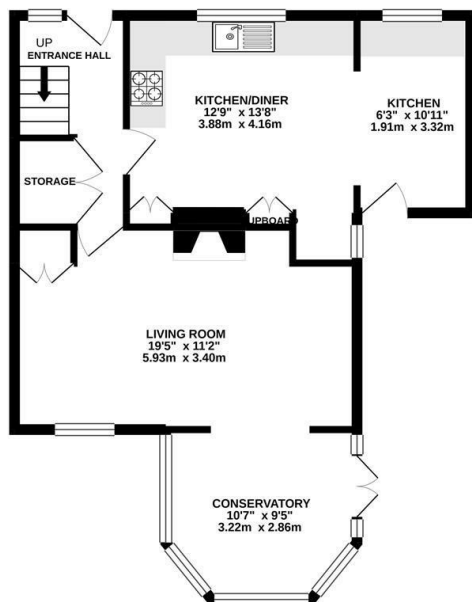
A path to the side of the property leads to the enclosed south facing rear garden where there is a paved patio, lawns with side borders and central path, and a decked area with garden shed.



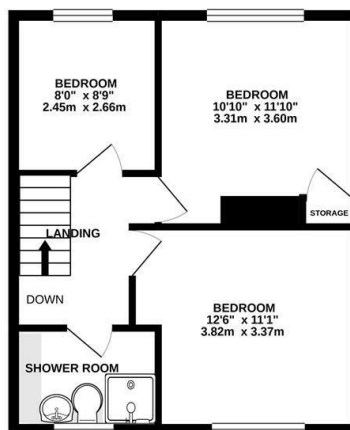




GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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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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 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 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

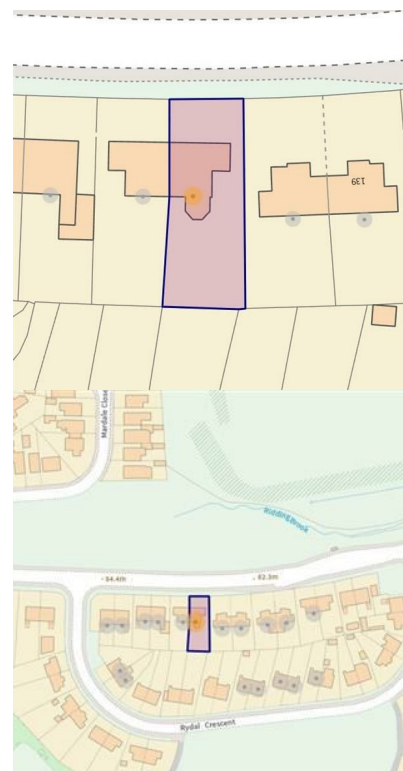
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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	



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

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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