



51 Ulverston Road,
Newbold S41 8ED

OFFERS AROUND

£180,000



WILKINS VARDY

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£180,000

... IDEAL FAMILY HOME ON GENEROUS PLOT WITH RE-FITTED BATHROOM ...

* This delightful THREE Bedroomed Semi Detached House offers 937 Sq. Ft. of generously proportioned family accommodation, together with a generous plot with ample car/caravan standing space, in this popular residential area, being well placed for the local amenities in Newbold Village and Littlemoor and within walking distance from Holmebrook Valley Park.

- Semi Detached House
- Two Reception Rooms
- Utility Room & WC
- Re-Fitted Bathroom
- Gardens to Front and Rear
- GCH & uPVC Double Glazing
- Kitchen
- Three Bedrooms
- Detached Garage & Car/Caravan Standing
- EPC Rating: C

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 87.0 sq.m./937 sq.ft. (Including utility and WC)
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

Entrance Hall

With laminate flooring, built-in storage cupboard and a stripped wood balustrade staircase rising up to the First Floor accommodation.

Living Room

13'11 x 13'2 (4.24m x 4.01m)
A generous bay fronted reception room with laminate flooring and a contemporary wall mounted electric fire.
French doors open and give access into the ...

Dining Room

12'11 x 9'5 (3.94m x 2.87m)
A second good sized reception room with laminate flooring, downlighting to the ceiling and an opening leading through into the ...

Kitchen

10'3 x 7'7 (3.12m x 2.31m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces and an inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, fridge, freezer, electric oven and hob.
Tiled flooring and downlighting to the ceiling.

Rear Entrance Hall

With doors to either side giving access onto the rear of the property.

Utility Room

8'1 x 5'2 (2.46m x 1.57m)
Fitted with a range of white hi-gloss wall and base units with work surfaces over.
There is space and plumbing for an automatic washing machine and space for a tumble dryer and fridge/freezer.
Tiled flooring.

WC

With low flush WC.

On the First Floor

Landing

Bedroom One

11'3 x 10'11 (3.43m x 3.33m)
A generous front facing double bedroom having a built-in storage cupboard.

Bedroom Two

14'1 x 9'5 (4.29m x 2.87m)
A second good sized rear facing double bedroom with laminate flooring.

Bedroom Three

9'11 x 8'4 (3.02m x 2.54m)
A front facing good sized single bedroom with laminate flooring and built-in over stair storage cupboard.

Re-Fitted Family Bathroom

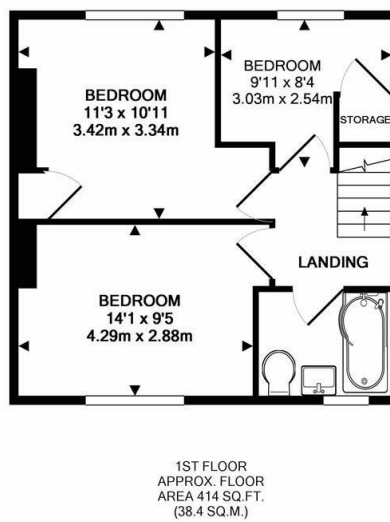
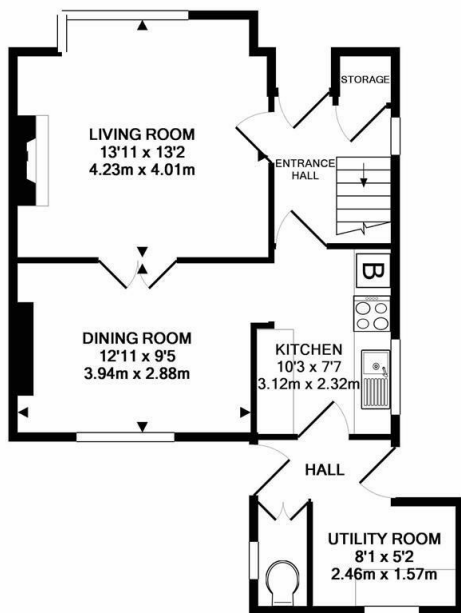
Being fully tiled and containing a contemporary white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer taps, pedestal wash hand basin and low flush WC.
Contemporary vertical radiator, tiled floor and downlighting to the ceiling.

Outside

To the front of the property there is a lawned garden with hedging, alongside a tarmac/block paved drive providing Off Street Parking and gravelled area providing additional standing space for a car/caravan. Double gates open and give access down the side of the property to the Detached Single Garage (restricted access).

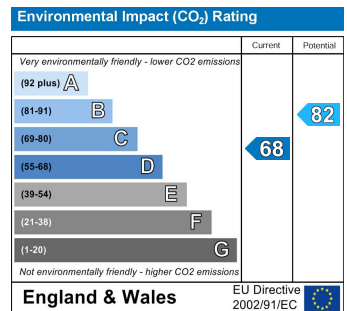
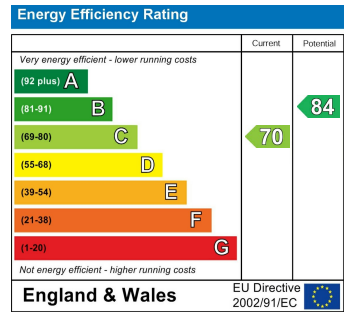
To the rear of the property there is a generous rear garden comprising of a block paved patio, decked area and lawn. A gate leads through to a further lawned garden with mature shrubs and trees.





TOTAL APPROX. FLOOR AREA 937 SQ.FT. (87.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

School Catchment Areas

Whilst the property is understood to be in the Outwood Academy Newbold 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.

SCHOOL CATCHMENT AREAS

VIEWINGS: All viewings are to be arranged through the agent.

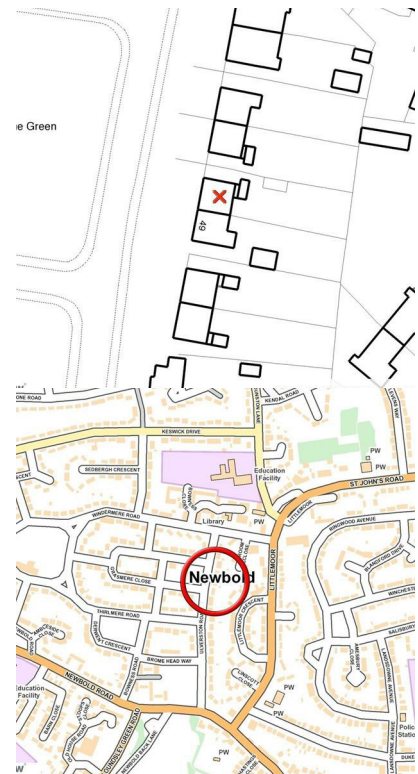
The Consumer Protection (Amendments) Regulations 2014

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 fire, kitchen appliances, 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.



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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