



wards
estate agents

38 Levens Way

Newbold, Chesterfield, S41 8HZ

Offers in excess of £140,000

38 Levens Way

Newbold, Chesterfield, S41 8HZ

Located in the sought after suburb of Newbold, offered with NO CHAIN this Three Bedroom Semi Detached is an ideal Starter Home or perfect Investment Opportunity. HAVING SCOPE FOR FURTHER EXTENSION (subject to consents) .

Benefits from Gas Central Heating, Partly uPVC double glazing and comprises of Hall, Lounge, Dining/Sitting Room, Kitchen and on the first floor Three Bedrooms and Bathroom with Separate WC. Driveway with adequate car standing and good sized rear mature fully stocked gardens,

Close to all local amenities, Shops, Dentist, Doctors, schools, bus routes and within proximity of good commuter link A61 to Dronfield & Sheffield. Viewing Highly Recommended.

Additional Information

Gas central heating Combi Boiler

Part uPVC double glazed windows/Part Aluminium

Gross internal floor area - 89.4q.m./ 962sq.ft.

Council Tax Band - B

Secondary School Catchment Area - Whittington Green School

Hall

Front Wooden Entrance Door. Meter Cupboard. Stairs climb to the first floor.

Front Lounge

14'11" x 11'11" (4.55 x 3.64)

With traditional bay front window. Brick fireplace with open grate.





Rear Dining/Sitting Room

15'2" x 9'2" (4.64 x 2.80)

With Base Sink Unit having twin bowls. Rear facing window with view over rear garden.

Kitchen

6'6" x 5'10" (2.00 x 1.80)

Base & wall cupboards. Space for cooker. Laundry cupboard. Rear wooden stable door that leads to the rear garden.

First Floor

Half Tiled Bathroom

Half tiled two piece bathroom suite with bath having electric shower over and Pedestal Wash Hand Basin

Separate WC

with Low Level WC. Attic access to the insulated loft space.

Front Bedroom Double

12'0" x 10'3" (3.68 x 3.14)

Walk in store cupboard

Front Bedroom Single

9'1" x 7'11" (2.78 x 2.42)

Worcester Bosh Combi Boiler

Rear Bedroom Double

10'5" x 9'4" (3.20 x 2.86)

Storage cupboard

Outside

Front paved car standing space and mature garden.

Side wrought Iron gated access leads to the good sized rear mature garden with a great rear open aspect. Fully Stocked with mature trees and shrubs, patio area and pond. Large shed with power.

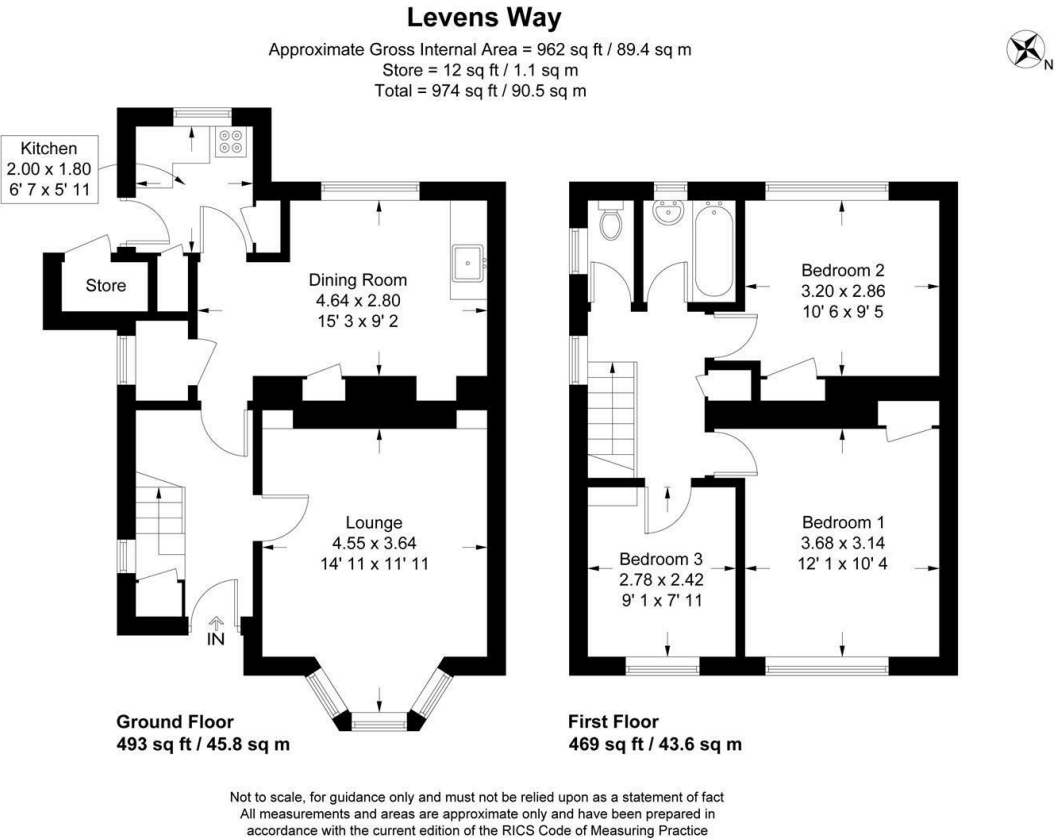


School catchment areas

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.

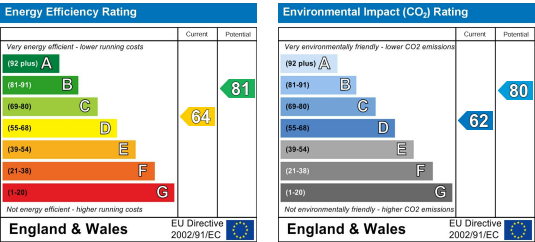
Floor Plan



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



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, (space for more things to be added as custom) 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.

