



58 Stand Road, Newbold, Chesterfield, S41 8SW

- NO CHAIN - MUST VIEW
- DRIVEWAY PARKING FOR TWO CARS
- SUPERB LOCATION
- GCH & uPVC DOUBLE GLAZED
- THREE BEDROOM TERRACE
- FAMILY SIZED GARDEN
- LIGHT REFURB REQUIRED
- VIEW NOW

Offers In The Region Of £160,000

HUNTERS®

HERE TO GET *you* THERE

Here is a great opportunity for a family to acquire a delightful three bedroom mid terraced property in the popular area of Newbold.

OFFERED WITH NO CHAIN

With fantastic amenities of Sheffield Road on your doorstep & open views over Stand Park and a large private garden - this is a real gem.

The property has been in the family for a very long time - and although it requires a scheme of modernisation to today's standard, the property offers scope for further development & value growth opportunity!

The spacious family sized accommodation comprises:- entrance hall, dual aspect lounge, separate dining room, kitchen & there is an additional utility area.

On the first floor are three large bedrooms with the opportunity again to develop - maybe to create an en-suite or divide the largest bedroom to create a fourth bedroom - lots of options available & a family bathroom.

Gas central heating & uPVC double glazed.

Driveway parking for at least two cars, walled frontage and a superb family sized garden to the rear.

FREEHOLD.

Council tax band A under Chesterfield Borough Council.

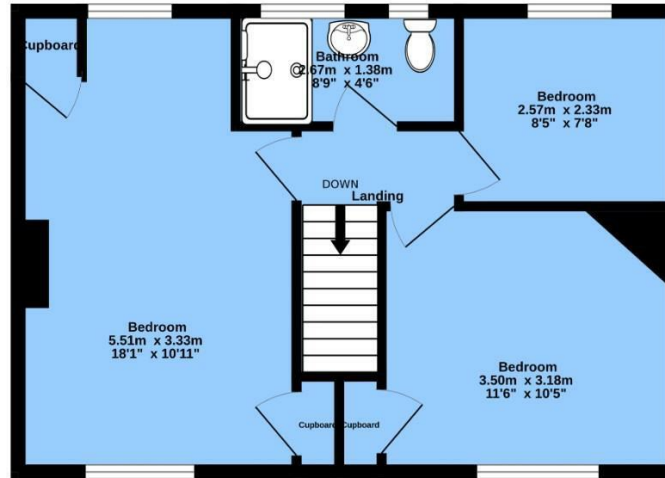
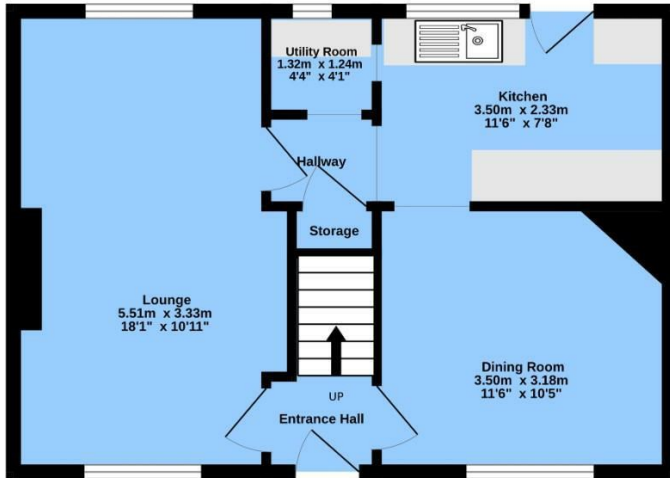
We believe this property is a must see - call Hunters to view - calls answered 24/7!





GROUND FLOOR
42.4 sq.m. (457 sq.ft.) approx.

1ST FLOOR
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 84.9 sq.m. (914 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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