

154 Manor Road,  
Brimington, S43 1NW

ASKING PRICE

£150,000

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WILKINS VARDY

## ASKING PRICE

# £150,000

### TWO BED TERRACE ON GENEROUS PLOT BACKING ONTO OPEN FIELDS

This generously proportioned two double bedrooomed end terraced house provides 625 sq.ft. of neutrally presented accommodation, which includes a good sized open plan living/dining room, two double bedrooms, and a modern kitchen and bathroom. The property is further complemented by a generous enclosed west facing rear garden, a detached single garage and off street parking.

Situated in this popular residential area, the property is well placed for the nearby amenities in Calow and Brimington and ideally placed for transport links into the Town Centre and towards the M1 Motorway.

- End Terrace House on Generous Plot
- Open Plan Living/Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Rear Views across Open Fields
- Enclosed Low Maintenance Rear Garden
- Detached Garage & Off Street Parking
- EPC Rating: D

#### General

Gas central heating (Baxi Combi Boiler)  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
Gross internal floor area - 58.1 sq.m./625 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

#### On the Ground Floor

A composite front entrance door opens into the ...

#### Open Plan Living/Dining Room

##### Dining Area

9'8 x 9'5 (2.95m x 2.87m)  
A front facing room, fitted with coving and having a door opening to a staircase which rises to the First Floor accommodation.

##### Living Room

13'2 x 11'9 (4.01m x 3.58m)  
A good sized reception room, fitted with coving and having a side facing window.  
A door gives access to a built-in under stair store cupboard, and a further door opens to the ...

##### Modern Kitchen

12'11 x 6'1 (3.94m x 1.85m)  
Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces over, including a breakfast bar.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and hob.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Vinyl flooring.  
A uPVC double glazed door gives access onto the side of the property.

#### On the First Floor

##### Landing

With loft access hatch, and a built-in airing cupboard housing the gas boiler.

##### Bedroom One

11'10 x 8'5 (3.61m x 2.57m)  
A good sized rear facing double bedroom having varnished wood flooring and enjoying views to the west.

##### Bedroom Two

9'9 x 9'4 (2.97m x 2.84m)  
A front facing double bedroom having varnished wood flooring and having a fitted double wardrobe with sliding doors.

##### Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with folding glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

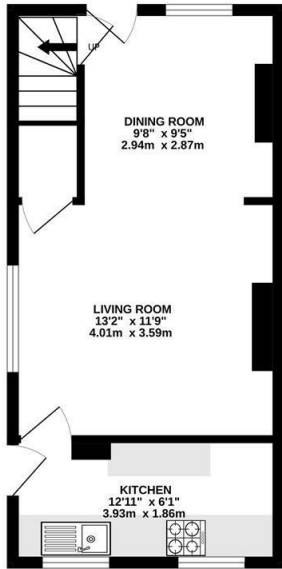
##### Outside

There is a concrete forecourt and shared side driveway providing off street parking, and leading to a detached single garage.

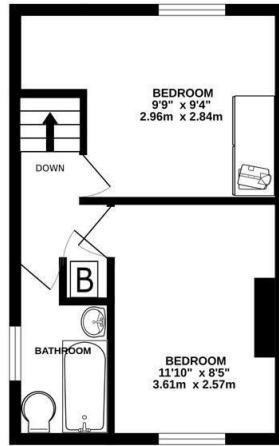
To the rear of the property a gate opens to a substantial and enclosed gravelled garden which backs onto open fields. There is also a large garden shed with LED lighting.



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq ft. (58.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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

Relocation agent network

#### 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, 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 Springwell Community College 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		87
(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		62
(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



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