



163 Old Hall Road,
Brampton, S40 1HG

OFFERS IN THE REGION OF

£259,950

W
WILKINS VARDY

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BAY FRONTED VICTORIAN DETACHED HOUSE - FOUR BEDROOMS - GOOD SIZED PLOT

This spacious bay fronted Victorian detached house offers almost 1500 sq.ft. of space, which includes four good sized bedrooms, a family bathroom, two spacious reception rooms and a good sized breakfast kitchen with conservatory off. There is plenty of storage with a good sized cellar and the plot comprises off street parking and a large enclosed rear garden backing onto playing fields.

Old Hall Road is a popular address, situated in between Ashgate and Brampton and therefore having a range of good local amenities on its doorstep. The property also sits within the catchment area of well regarded Primary and Secondary schools.

- Bay Fronted Victorian Detached Family Home
- Two Spacious Reception Rooms including a Bay Fronted Living Room
- Good Sized Kitchen & Useful Cellar
- Brick/uPVC Double Glazed Conservatory overlooking the Rear Garden
- Four Good Sized Bedrooms
- Fully Tiled Bathroom/WC
- Off Street Parking & Enclosed East Facing Rear Garden
- Popular & Convenient Location close to Brampton and within Brookfield Catchment
- NO UPWARD CHAIN
- EPC Rating: E

General

Gas central heating (Vaillant Ecotec Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 136.3 sq.m./1468 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

Entrance Porch

Having a tiled floor. An internal door opens to the ...

'L' Shaped Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'2 x 12'5 (4.93m x 3.78m)
A good sized bay fronted reception room having a feature fireplace with ornate surround, tiled inset and hearth and an inset gas fire (capped off).
Coving and picture rail.

Dining Room

15'9 x 12'0 (4.80m x 3.66m)
A second good sized reception room, spanning the full width of the property and fitted with laminate flooring.
This room also has a feature fireplace with wood surround, marble effect inset and hearth.
Feature window looking into the kitchen.
A door gives access to a cellar head with steps descending down to a ...

Cellar

13'0 x 11'7 (3.96m x 3.53m)
A useful storage area, also housing the gas and electric meters.

Kitchen

15'1 x 10'0 (4.60m x 3.05m)
Being part tiled and fitted with a range of wall and base units with work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a range cooker, tumble dryer and two fridge/freezers.
Tiled floor.
An opening leads through into the ...

Brick/uPVC Double Glazed Conservatory

10'10 x 8'8 (3.30m x 2.64m)
Fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the rear patio.

On the First Floor

Landing

Bedroom One

12'8 x 12'0 (3.86m x 3.66m)
A good sized rear facing double bedroom having a built-in over stair store cupboard.

Bedroom Two

9'10 x 8'8 (3.00m x 2.64m)
A rear facing double bedroom.

Bedroom Three

12'10 x 6'8 (3.91m x 2.03m)
A good sized front facing small double/single bedroom, having a built-in over stair store cupboard.

Bedroom Four

9'5 x 9'0 (2.87m x 2.74m)
A front facing single bedroom, currently used as a study.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Tiled floor.

Outside

There is a paved forecourt providing off street parking for one car.

A gate gives access down the side of the property to an enclosed east facing rear garden which comprises a paved patio with steps down to a lawn with mature shrub beds.



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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

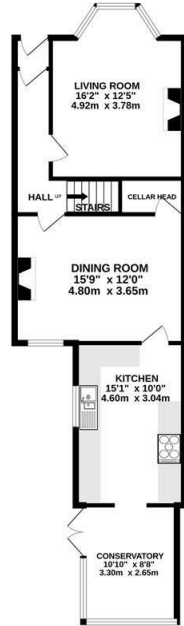
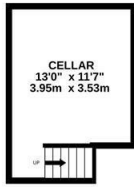
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

BASEMENT
176 sq.ft. (16.3 sq.m.) approx.

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.3 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 a guide to 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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, gas fire, 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 Brookfield Community 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.



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