



5 Northmoor Close,
Brimington, S43 1NE

OFFERS IN THE REGION OF

£192,950

W
WILKINS VARDY

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EXTENDED SEMI DETACHED BUNGALOW WITH CONSERVATORY

Offered for sale with no upward chain is this delightful two bedroomed semi detached bungalow which includes a modern kitchen and wet room, together with two good sized bedrooms, a conservatory and a generous extended living room. The property also boasts a pleasant plot with off street parking and a detached brick built garage.

The property is situated in this pleasant cul-de-sac just off Manor Road, within close proximity to a range of good local amenities in Brimington Village, and also ideally placed for routes towards Staveley, Chesterfield and Dronfield/Sheffield.

- Attractive Semi Detached Bungalow
- uPVC Double Glazed Conservatory
- Extended Living Room
- Modern Wet Room
- Enclosed Rear Garden
- Head of Cul-de-Sac Position
- Modern Kitchen
- Two Good Sized Bedrooms
- Detached Garage & Off Street Parking
- EPC Rating: D

General

Gas central heating (British Gas Combi Boiler)
uPVC sealed unit double glazed windows and doors
2 x Solar panels (Owned)
Gross internal floor area - 52.3 sq.m./563 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A uPVC double glazed door opens into the ...

uPVC Double Glazed Conservatory

9'1 x 6'6 (2.77m x 1.98m)

A lovely conservatory with a door opening into an ...

Inner Hall

Having a built-in cupboard housing the gas combi boiler.

Kitchen

9'2 x 6'7 (2.79m x 2.01m)

Being part tiled and fitted with a range of modern white hi-gloss wall, drawer and base units with complementary wood effect work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with concealed extractor over.

Space and plumbing is provided for a washing space, and there is also space for a fridge/freezer and an additional under counter appliance.

Vinyl flooring.

Bedroom One

14'5 x 10'6 (4.39m x 3.20m)

A generous front facing double bedroom having a box bay window.

Living Room

19'3 x 8'6 (5.87m x 2.59m)

A good sized reception room which has been extended to the rear, and has a wall mounted electric fire.

A uPVC double glazed door with matching side panel gives access onto the rear garden.

Bedroom Two

8'7 x 7'1 (2.62m x 2.16m)

A good sized rear facing single bedroom.

Wet Room

Being part tiled and having a shower area with glass screen and electric shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.

Chrome heated towel radiator.

Tiled floor.

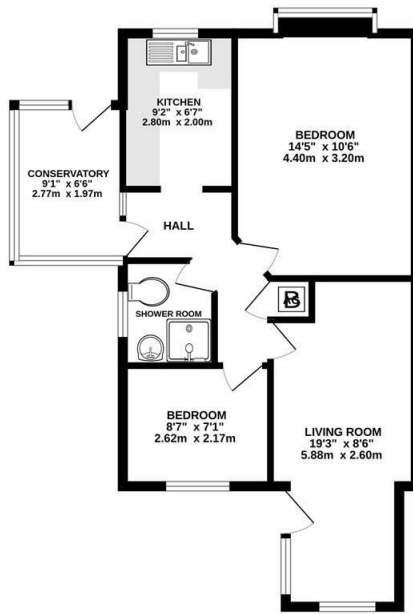
Outside

To the front of the property there is a paved drive providing off street parking, leading to a detached single garage having light and power. There is also a low maintenance decorative gravel bed.

A gate gives access to side and rear of the property, where there is a block paved patio which wraps around the conservatory, along with a paved patio, lawn, decorative gravel beds, mature shrubs and trees, and a hardstanding area suitable for a garden shed.



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



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 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

TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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, electric 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 Springwell 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk