

65 Heaton Street,
Brampton, S40 3AF

OFFERS IN THE REGION OF

£212,500

W
WILKINS VARDY

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ATTRACTIVE THREE BED, TWO BATH VICTORIAN PROPERTY - NO UPWARD CHAIN

This well proportioned Victorian end terraced house includes three bedrooms, a family bathroom and en-suite shower room, two good sized reception rooms and a kitchen with utility room off. The property also boasts an enclosed west facing rear garden, making it an ideal home for a growing family.

Located just off Chatsworth Road and having a range of amenities and Somersall Park within easy reach, the property also sits within the catchment area for highly regarded primary and secondary schools.

- Well Proportioned Victorian End Terrace House
- Galley Kitchen with Utility Room off
- En Suite Shower Room & Modern Family Bathroom
- Popular & Convenient Location
- EPC Rating: E
- Two Good Sized Reception Rooms
- Three Double Bedrooms, one being on the Second Floor
- Low Maintenance Gardens
- Brookfield School Catchment
- NO UPWARD CHAIN

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 101.5 sq.m./1093 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC front entrance door opens into the ...

Living Room

13'0 x 12'0 (3.96m x 3.66m)
A good sized front facing reception room, spanning the full width of the property and having a feature tiled fireplace with painted wood surround and an inset gas fire.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

12'10 x 12'2 (3.91m x 3.71m)
A second good sized reception room, spanning the full width of the property and fitted with laminate flooring.
A door gives access to a useful built-in under stari store.
uPVC double glazed French doors overlook and open onto the rear of the property.

Galley Kitchen

7'10 x 7'3 (2.39m x 2.21m)
Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated fridge/freezer.
Space is provided for a freestanding cooker having a stainless steel splashback and extractor canopy over.
Laminate flooring.
An open archway leads through into the ...

Utility Room

7'3 x 3'8 (2.21m x 1.12m)
Being part tiled and having a fitted work surface.
Space and plumbing is provided for a washing machine and a slimline dishwasher.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Bedroom One

13'0 x 12'0 (3.96m x 3.66m)
A good sized front facing double bedroom having fitted wardrobes.
A folding door gives access into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, pedestal wash hand basin with tiled splashback and a low flush WC.
Vinyl flooring.

Bedroom Two

9'11 x 9'1 (3.02m x 2.77m)
A rear facing double bedroom.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer taps, pedestal wash hand basin and a low flush WC.
Chrome heated towel radiator.
Tiled floor.

On the Second Floor

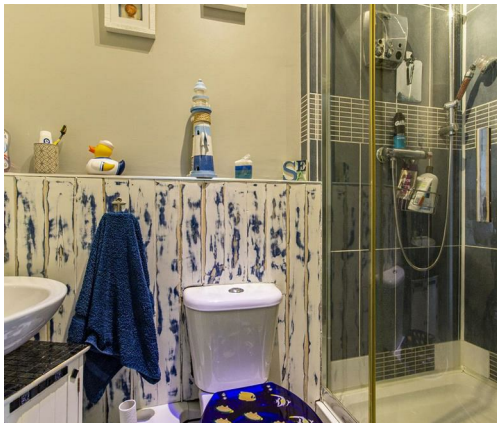
Bedroom Three

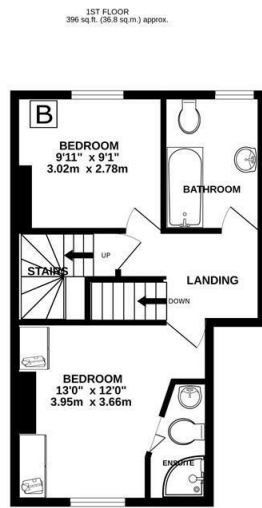
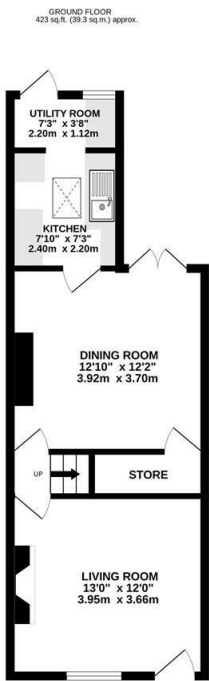
19'4 x 15'7 (5.89m x 4.75m)
A good sized double bedroom.

Outside

There is a walled forecourt garden shrubs. ON street parking is available in the area.

A shared gennel gives access to the rear of the property where a gate opens to the enclosed west facing garden which comprises a deck seating area, paved patio, artificial lawn and a further raised deck seating area.





TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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 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, gas fire, kitchen appliances, shower units, 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 Consultant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	73
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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