

Langlands, 56 Miriam Avenue,  
Somersall, S40 3NF

OFFERS IN THE REGION OF

£360,000

W  
WILKINS VARDY



OFFERS IN THE REGION OF

# £360,000

OPEN HOUSE SATURDAY 20TH JULY 12.30PM - 1.30PM ON THIS SOUGHT AFTER ADDRESS  
- SUPERB WEST FACING PLOT - SCOPE TO GROW AND EXTEND

This attractive detached family home has been much loved and cared for and now offers the buyer an opportunity to own this fantastic home which offers scope for further extension and improvement. The accommodation includes a full depth dual aspect lounge/diner and a good sized breakfast kitchen both overlooking the superb generously proportioned west facing enclosed rear garden. There are also three good sized bedrooms and an integral garage meaning this property would suit a growing family and offers an opportunity to add value in the years to come.

Miriam Avenue is a highly desirable address, just a short distance from Somersall and Brookfield School and ideally placed for accessing the nearby amenities on Chatsworth Road and having great transport links towards the Peak District and into the Town Centre.

- Generously Proportioned Detached Family Home in Sought After Location
- Two Good Sized Reception Rooms, both with feature fireplaces
- Good Sized Fitted Kitchen with Integrated Appliances
- Three Good Sized Bedrooms
- Family Bathroom
- Integral Garage, Internal Boiler Room & Off Street Parking
- Generously Proportioned Mature Enclosed West Facing Rear Garden
- Sought After Location within Brookfield School Catchment and close to Somersall Park
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 105.9 sq.m./1139 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

Wooden framed double doors to the front open into an ...

### Entrance Porch

With an internal door opening to the ...

### Entrance Hall

Fitted with solid oak flooring, and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

## Open Plan Living/Dining Room

### Dining Room

12'0 x 12'0 (3.66m x 3.66m)

A good sized reception room fitted with solid oak flooring and having uPVC double glazed French doors which overlook and open onto the rear of the property.

This room also has a feature fireplace with ornate surround, marble inset and hearth, and an inset electric fire.

### Living Room

14'1 x 12'0 (4.29m x 3.66m)

A good sized bay fronted reception room fitted with solid oak flooring and having a feature tiled fireplace with an electric fire.

## Kitchen

11'0 x 10'3 (3.35m x 3.12m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include a fridge/freezer, washing machine, electric oven and hob with extractor over.

Tiled floor.

## Rear Entrance Hall

Having a door giving access into the garage. There is also a boiler room housing the gas boiler.

A uPVC double glazed door gives access to the side and rear of the property.

## On the First Floor

### Landing

Having a built-in storage cupboard.

### Bedroom One

12'6 x 12'1 (3.81m x 3.68m)

A spacious front facing double bedroom.

### Bedroom Two

12'1 x 12'1 (3.68m x 3.68m)

A good sized rear facing double bedroom having a range of fitted furniture to include wardrobed and drawer units.

### Bedroom Three

7'11 x 6'7 (2.41m x 2.01m)

A front facing single bedroom having a fitted double wardrobe with overhead storage.

## Family Bathroom

Being fully tiled and fitted with a 3-piece suite comprising a tiled-in bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

## Outside

To the front of the property there is a lawned garden with border, alongside a block paved drive providing off street parking and leading to the single integral garage.

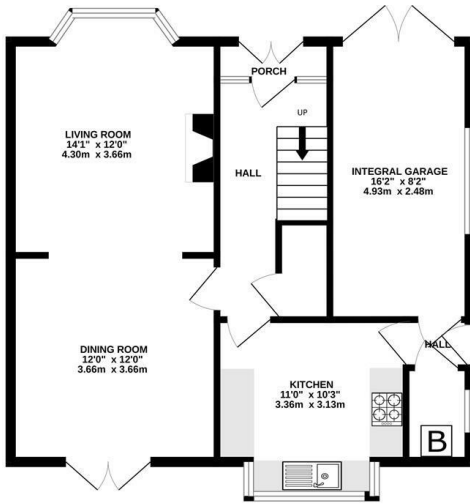
A block paved path gives access down the side of the property to the enclosed west facing rear garden, which comprises a block paved patio and path, and a lawn with mature planted borders. There is also a garden shed.



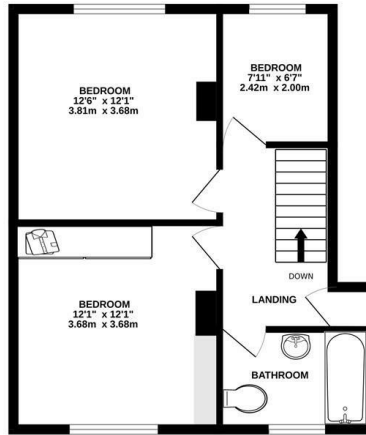




GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>62</b>	
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fires, kitchen appliances, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.



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

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