



354 Manor Road,
Brimington Common, S43 1PP

£165,000

W
WILKINS VARDY

£165,000

STYLISH SEMI DETACHED HOUSE - GOOD SIZED CORNER PLOT - MODERN KITCHEN & BATHROOM WITH CHARACTER FEATURES

This delightful semi detached house includes a good sized dining kitchen and a cosy living room with feature fireplace. There are two good sized bedrooms and a contemporary re-fitted bathroom as well as a good sized corner plot with off street parking, making it ideal for a young couple or family.

Manor Road sits within the desirable suburb of Brimington common, with nearby amenities in Brimington and Calow and good transport links into the town centre and towards Dronfield and Sheffield.

- Stylish Semi Detached House with Character Features
- Living Room with Fireplace
- Contemporary Re-Fitted Bathroom
- Off Street Parking
- EPC Rating: D
- Two Good Sized Bedrooms
- Open Plan Dining Kitchen
- Corner Plot with Enclosed Gardens to Side & Rear
- Popular Location Close To Amenities

General

Gas central heating (Ideal Exclusive Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 58.8 sq.m./ 633 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College
Catchment area

On the Ground Floor

Lounge

12'5x10'11 (3.78mx3.33m)
Having a feature wooden fire surround with inset gas fire and coving to the ceiling.

Inner Hallway

With staircase rising to the first floor accommodation.

Kitchen/Diner

12'9x12'2 (3.89mx3.71m)
A good sized room having a fitted range Light Oak coloured wall and base units with complementary work surfaces over.
1½ bowl stainless steel sink with mixer tap.
Integrated oven and four ring gas hob with extractor over.
Space and plumbing for an automatic washing machine and there is space for a fridge freezer.
Built-in under stairs store area.
Laminate flooring and feature brick fireplace with inset electric stove.
Coving and downlighters to ceiling.
A door gives access out onto the side garden.

On the First Floor

Landing

Off which opens ...

Bedroom One

12'5x10'11 (3.78mx3.33m)
A good sized front facing double bedroom.
Coving to the ceiling.

Bedroom Two

12'3x8'0 (3.73mx2.44m)
A rear facing bedroom.

Fully Tiled Bathroom/WC

Having a modern white suite consisting of an 'L' shaped bath with mixer shower having flexible and monsoon head and glass screen over, pedestal wash hand basin and low flush w.c.

Airing cupboard housing the Ideal Combi boiler.
Vinyl flooring.

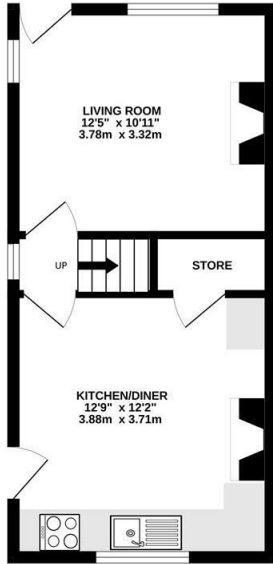
Outside

To the front is a low maintenance garden and side concrete driveway providing ample car standing space.

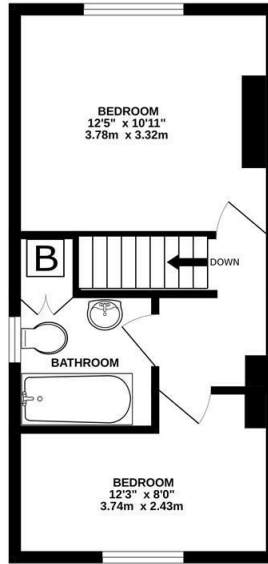
The gardens are predominantly to the side of the property laid mainly to lawn with conifer hedging, garden shed together with a slabbed patio area to the rear.



GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq ft. (58.8 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) A		89
(81-91) B		
(69-80) C		
(55-68) D	58	
(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

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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.

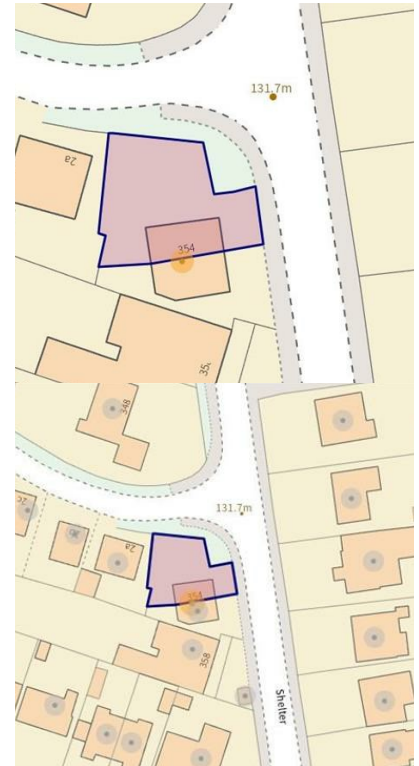
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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.



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