



30 Chesterfield Road,
Brimington, S43 1AE

OFFERS IN THE REGION OF

£185,000



WILKINS VARDY

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This delightful semi-detached house from the 1930s offers a perfect blend of character and modern comfort. As you step inside, you are greeted by a cosy hallway and then a generous open plan reception room, ideal for relaxing or entertaining guests. This lovely property boasts two generous bedrooms, providing ample space for a growing family or visiting guests. The contemporary re-fitted family bathroom adds a touch of luxury to your daily routine. The modern kitchen with its sleek white units is an ideal place to cook and chat.

One of the standout features of this home is the large enclosed rear garden, perfect for enjoying outdoor gatherings or simply unwinding in the fresh air. With plenty of off-street parking available to the front, parking will never be a hassle for you or your guests.

Whether you're looking for a peaceful retreat or a place to create new memories, this extended semi-detached house offers the perfect canvas for you to make it your own.

- Extended Semi Detached House on Large Plot
- Spacious Open Plan Living/Dining Room
- Modern Fitted Kitchen with Integrated Oven & Hob
- Two Good Sized Double Bedrooms
- Contemporary Re-Fitted Shower Room
- Ample Off Street Parking
- Extensive Enclosed Lawned Rear Garden
- NO UPWARD CHAIN
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Veissman Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 71.9 sq.m./774 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Open Plan Living/Dining Room

Living Room

12'0 x 10'8 (3.66m x 3.25m)

A front facing reception room fitted with LVT flooring.

A door gives access to a built-in under stair store cupboard.

Dining Area

14'9 x 10'11 (4.50m x 3.33m)

A good sized dining area fitted with LVT flooring and having a window to the side elevation.

An opening leads through into the ...

Kitchen

12'10 x 9'1 (3.91m x 2.77m)

A dual aspect room, being part tiled and fitted with a range of modern white wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with glass splashback and extractor hood over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Laminate flooring.

A composite door gives access onto the rear garden.

On the First Floor

Landing

With loft access hatch having a pull down loft ladder.

Bedroom One

14'8 x 11'11 (4.47m x 3.63m)

A good sized front facing double bedroom.

Bedroom Two

11'0 x 9'4 (3.35m x 2.84m)

A good sized rear facing double bedroom fitted with laminate flooring.

Contemporary Shower Room

Being fully tiled and fitted with a white suite comprising a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below and a concealed cistern WC.

Chrome heated towel rail.

Tiled floor and downlighting.

Outside

To the front of the property there is a driveway providing off street parking.

A gate gives access down the side of the property to an enclosed rear garden which comprises a patio area with steps leading down to a lawn with stepping stones. Beyond here there is a hardstanding area suitable for a garden shed.



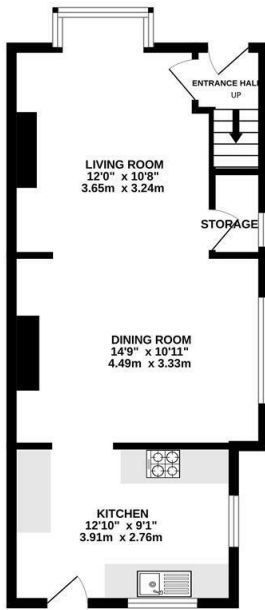
sprift
Know any property instantly

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.

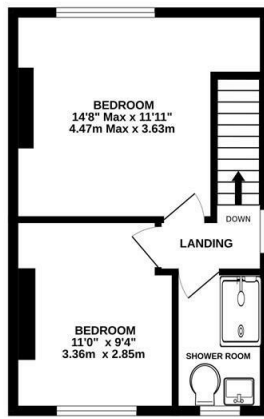
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
While 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 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 here 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		84
(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



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.



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

wilkins-varDY.co.uk