



41 Peterdale Road,
Brimington, S43 1JA

OFFERS IN THE REGION OF

£230,000



WILKINS VARDY

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REFURBISHED DETACHED BUNGALOW - CONTEMPORARY STYLED ACCOMMODATION - LANDSCAPED GARDENS

Welcome to this detached bungalow located on Peterdale Road, which has been refurbished by the current owners to provide 535 sq.ft. of contemporary styled accommodation. The property boasts a modern hi-gloss kitchen with French doors opening to a spacious reception room, perfect for relaxing or entertaining guests. With a modern shower room and two double bedrooms, there is ample space for a small family or guests to stay over. Additionally, the property features off street parking and a detached single garage, as well as landscaped gardens to the front and rear.

Occupying an elevated plot in this popular residential neighbourhood, the property is well placed for accessing the nearby amenities in Brimington Village and also situated close to The Hollingwood Hub and Ringwood Park.

- Refurbished Detached Bungalow on Elevated Plot
- Spacious Living Room
- Modern Shower Room
- Landscaped Gardens to the Front and Rear
- EPC Rating: C
- Contemporary Hi-Gloss Kitchen with Integrated Appliances
- Two Good Sized Double Bedrooms, one having French Doors opening to the Rear Patio
- Detached Garage & Off Street Parking
- NO UPWARD CHAIN

General

Gas central heating (Ideal Classic 2 Boiler)
uPVC sealed unit double glazed windows and doors
Newly decorated and new floor coverings throughout
Gross internal floor area - 49.7 sq.m./535 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A uPVC double glazed stable door opens into the ..

Kitchen

9'5 x 9'3 (2.87m x 2.82m)
Fitted with a range of light grey hi-gloss wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric double oven and induction hob with extractor over.
Space and plumbing is provided for a washing machine.
Laminate flooring and downlighting.
French doors open to give access into the ...

Living Room

15'4 x 10'2 (4.67m x 3.10m)
A spacious front facing reception room.

Inner Hall

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

Bedroom One

11'11 x 10'3 (3.63m x 3.12m)
A good sized front facing double bedroom.

Bedroom Two

11'2 x 9'3 (3.40m x 2.82m)
A good sized double bedroom having uPVC double glazed French doors overlooking and opening onto the rear patio.

Shower Room

Fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.
White heated towel rail.
Tiled floor.

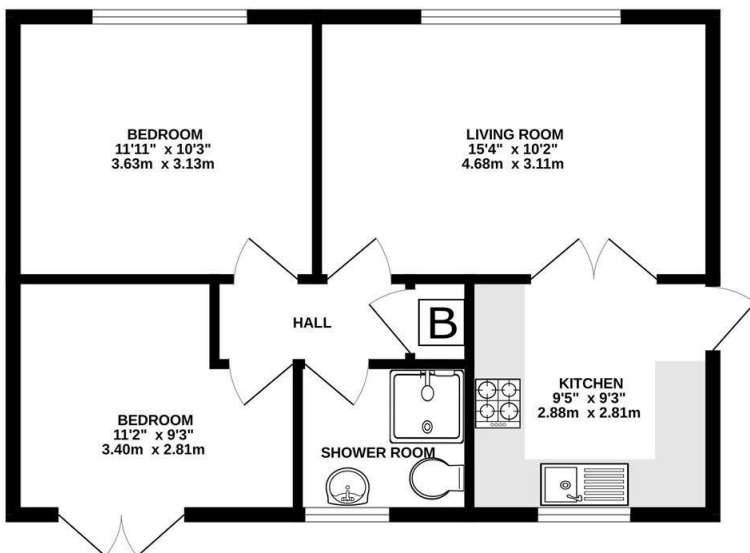
Outside

A block paved drive provides off street parking and leads to the detached single garage having an 'up and over' door, light and power. The front garden is laid to lawn.

A path leads up to a gate which gives access to the side and rear of the property, where there are two lawned areas, decorative gravel beds and a paved patio. An external water tap is provided.



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners 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		88
(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

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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 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.



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wilkins-varDY.co.uk