



70 Brooke Street,
Tibshelf DE55 5PX

OFFERS IN THE REGION OF

£85,000



WILKINS VARDY

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£85,000

TERRACED HOUSE ON GENEROUS PLOT - TWO RECEPTION ROOMS - NO UPWARD CHAIN

Offered for sale with no upward chain is this delightful two double bedroomed end terraced house offering 831 sq.ft. of well proportioned accommodation which would benefit from some cosmetic upgrading. Boasting two spacious reception rooms, a galley kitchen and family bathroom, this home offers a comfortable living space for you to make your own.

The property is situated in the village of Tibshelf, offering a close-knit community feel while still being within easy reach of local amenities and transport links.

Whether you're looking for a starter home or a cosy place to downsize, this property has the potential to be the perfect abode for you. Contact us today to arrange a viewing and take the first step towards making this house your new home.

- Well Proportioned End Terraced House on Generous Plot
- Two Good Sized Reception Rooms
- Two Good Sized Double Bedrooms
- Mature Enclosed Rear Garden
- Convenient Location
- Some Cosmetic Upgrading/Modernisation Required
- Galley Kitchen
- Family Bathroom
- NO UPWARD CHAIN
- EPC Rating: TBC

General

Gas central heating (Back Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 77.2 sq.m./831 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Living Room

12'1 x 11'2 (3.68m x 3.40m)

A good sized front facing reception room, spanning the full width of the property.

Centre Lobby

Having a built-in under stair storage cupboard.

Lounge/Diner

12'4 x 12'1 (3.76m x 3.68m)

A good sized rear facing reception room, spanning the full width of the property and having a wall mounted gas fire with back boiler.

Kitchen

12'8 x 6'8 (3.86m x 2.03m)

Fitted with a range of white drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

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

Tiled floor.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'1 x 11'2 (3.68m x 3.40m)

A good sized front facing double bedroom having a built-in over stairs store cupboard.

Bedroom Two

12'4 x 9'4 (3.76m x 2.84m)

A rear facing double bedroom.

Bathroom

Being part tiled and fitted with a 3-piece suite comprising a panelled bath

with electric shower over, pedestal wash hand basin and a low flush WC. Built-in airing cupboard housing the hot water cylinder.

Outside

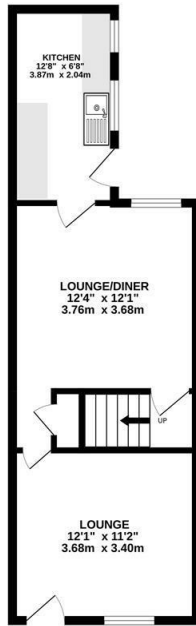
There is a walled forecourt garden and steps leading up to the front entrance door.

A path gives access down the side of the property to a gate which opens to the rear garden.

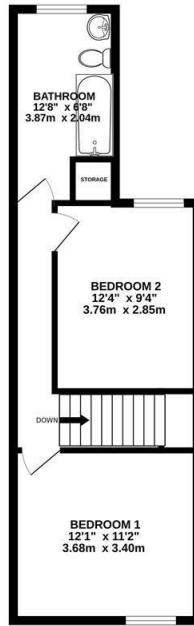
The enclosed rear garden is predominantly laid to lawn with a planted side border, and there is also a yard area. An attached outbuilding houses a WC.



GROUND FLOOR
415 sq ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Memphis CAD24

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.

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, gas fire, shower unit, 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 Tibshelf 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.



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