



203 Manor Road,
Brimington, S43 1NR

OFFERS IN THE REGION OF

£199,950

W

WILKINS VARDY

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CHARACTER THREE BED COTTAGE - REQUIRES REFURBISHMENT - OFF STREET PARKING - NO CHAIN

Offered for sale with no chain is this charming semi detached cottage that exudes character and history. Built circa 1850, the property is in need of a new roof and internal refurbishment and offers 970 sq.ft. of generously proportioned accommodation. As you step inside you are greeted by a spacious dual aspect living room with a feature fireplace, separate dining room and a dual aspect kitchen. Three cosy bedrooms and a 4-piece family bathroom complete the property. Outside, there is off street parking for two cars and pretty cottage style gardens.

Located in a popular residential area, the property is well placed for accessing the local amenities in Brimington Village, and for commuter links towards Staveley, Calow and Chesterfield Town Centre.

- Character Semi Detached Cottage dating back to Circa 1850
- Spacious Dual Aspect Living Room with Feature Fireplace
- Dual Aspect Kitchen
- 4-Piece Family Bathroom
- NO UPWARD CHAIN
- Requiring a New Roof and Internal Refurbishment
- Separate Dining Room
- Three Good Sized Bedrooms
- Off Street Parking and Cottage Style Gardens
- EPC Rating: E

General

Gas central heating (Vaillant Ecotec Combi Boiler)
Wooden framed sealed unit double glazed windows
Gross internal floor area - 90.1 s.qm./970 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A wooden framed single glazed door opens into an ...

Entrance Porch

Which is wooden framed and single glazed. An internal door opens into the ...

Living Room

19'11 x 12'0 (6.07m x 3.66m)

A spacious dual aspect reception room, spanning the full width of the property and having a feature exposed brick fireplace with plinths to either side, having an inset electric fire and a tiled hearth.

Dining Room

12'3 x 12'0 (3.73m x 3.66m)

A second good sized reception room, being rear facing and having a feature brick fireplace.

An open tread staircase rises to the First Floor accommodation.

An opening leads through into the ...

Kitchen

11'11 x 8'4 (3.63m x 2.54m)

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

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space is provided for a freestanding cooker having a concealed extractor over, and there is also space for an under counter fridge and freezer.

Space and plumbing is provided for a washing machine.

Tiled floor.

A wooden framed and single glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One

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

A good sized front facing double bedroom.

Bedroom Two

12'3 x 8'8 (3.73m x 2.64m)

A rear facing double bedroom.

Bedroom Three

12'1 x 7'3 (3.68m x 2.21m)

A good sized front facing small double/single bedroom.

Bathroom

Being part tiled and part wood panelled and fitted with a 4-piece suite comprising of a panelled corner bath, shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.

Built-in cupboard.

Laminate flooring.

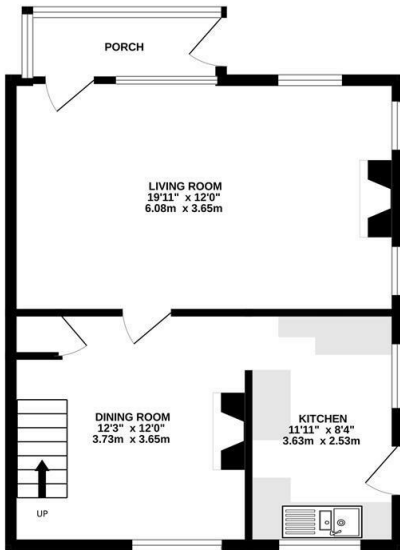
Outside

A concrete drive to the front of the property provides off street parking. The garden is laid to lawn with well stocked borders of mature plants, conifer trees and shrubs and a paved path leading up to the front entrance porch.

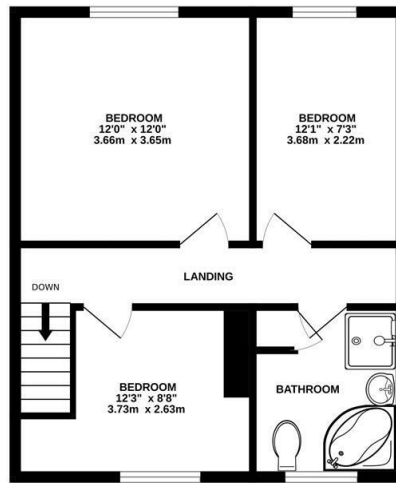
A gate gives access to a side paved patio, and beyond here there is a further cottage style garden having mature planted borders, hardstanding area for a greenhouse and a raised garden pond.



GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 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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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, electric fire, 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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