



52 Manor Road,
Brimington S43 1NN

OFFERS IN THE REGION OF

£185,000



WILKINS VARDY

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£185,000

SEMI DETACHED BUNGALOW - SOME COSMETIC UPGRADING REQUIRED - NO CHAIN - SOUTH EAST FACING REAR GARDEN

Whether you're looking to downsize, start a new chapter, or simply enjoy the ease of single-level living, this semi detached bungalow offers a wonderful opportunity to create a warm and inviting space to call your own. Offering 593 sq.ft. of neutrally presented and easily managed accommodation which includes a spacious living room, a dual aspect kitchen, two good sized bedrooms and a shower room. The property also benefits from off street parking and low maintenance gardens.

Situated in an established residential area, the property is well placed for accessing the local amenities in Brimington Village and for commuter links towards Chesterfield, Dronfield and Sheffield.

Don't miss out on the chance to make Manor Road your new address - book a viewing today and envision the possibilities that await in this lovely bungalow!

- Well Proportioned Semi Detached Bungalow
- Dual Aspect Kitchen
- Two Good Sized Double Bedrooms
- Ample Off Street Parking & Low Maintenance Gardens
- EPC Rating: D
- Neutrally Presented & Easily Managed Accommodation
- Spacious Living Room
- Shower Room/WC
- NO UPWARD CHAIN

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 55.1 sq.m./593 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area -Springwell Community College

Storm Porch

Having a uPVC double glazed side entrance door opening into an ...

'L' Shaped Entrance Hall

Fitted with vinyl flooring.

Kitchen

10'1 x 8'10 (3.07m x 2.69m)
A dual aspect room, being part tiled and fitted with a range of white wall, drawer and base units with work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Space is provided for a freestanding cooker and there is also space for a fridge/freezer.
Built-in storage cupboard.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

Living Room

16'6 x 11'3 (5.03m x 3.43m)
A spacious rear facing reception room having a feature stone fireplace with an inset coal effect electric fire.

Bedroom One

13'11 x 10'3 (4.24m x 3.12m)
A good sized front facing double bedroom having fitted wardrobes with overhead storage and central vanity area along one wall.

Bedroom Two

10'0 x 9'10 (3.05m x 3.00m)
A front facing double bedroom.

Shower Room/WC

Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin with vanity unit below, and a low flush WC.
Tiled floor.

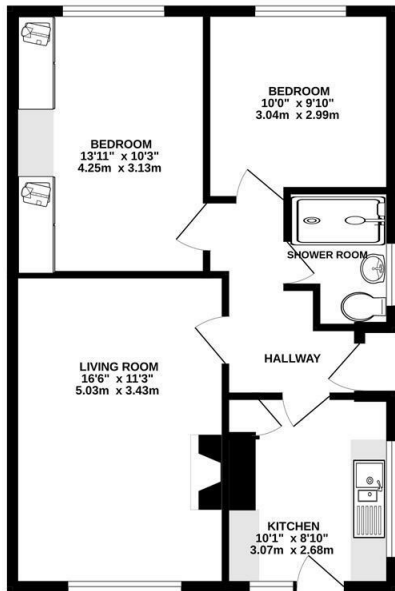
Outside

To the front of the property there is a low maintenance decorative pebbled and paved garden with shrub borders. Adjacent, is a concrete driveway providing ample off street parking.

To the rear of the property there is an enclosed low maintenance pebbled garden interspersed with shrubs, and a paved patio. There is also a garden shed.



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



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

TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.
Whilst 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 misstatement. 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.

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, electric 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.

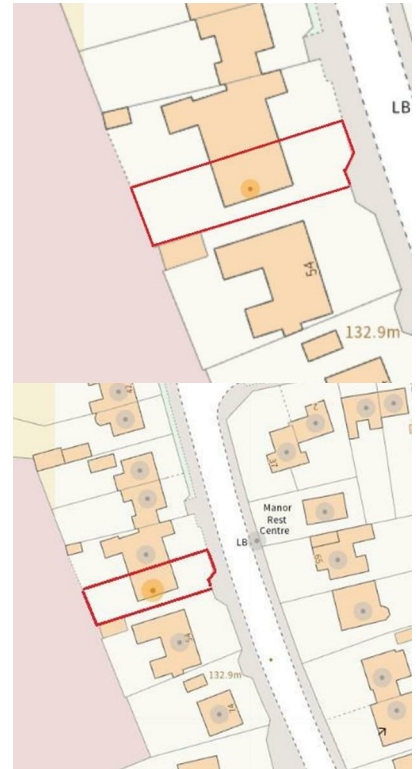
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 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 Consultant.



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

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