



8 Summerfield Crescent,
Brimington, S43 1HA

OFFERS IN THE REGION OF

£160,000



WILKINS VARDY

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FANTASTIC STARTER/FAMILY HOME - TWO BATHROOMS - MODERN KITCHEN - GOOD SIZED CORNER PLOT

Offered for sale with no upward chain is this two double bedroomed, two 'bathroomed' semi detached house standing on a good sized corner plot. Offering 839 sq.ft. of generously proportioned accommodation, the property also boasts a spacious reception room, a brick/uPVC double glazed conservatory and a good sized fitted kitchen with modern units and integrated cooking appliances. Off street parking and gardens to the front, side and rear complete the property.

Summerfield Crescent is situated in a popular residential neighbourhood, well placed for the local Junior School and for the various shops and amenities in Brimington Village, as well as being ideally positioned for routes into Staveley, Chesterfield and towards Dronfield and Sheffield.

- Delightful Semi Detached House on Good Sized Corner Plot
- Spacious Living/Dining Room
- Good Sized Kitchen fitted with Modern Units and Integrated Cooking Appliances
- Off Street Parking & Gardens to Front, Side & Rear
- EPC Rating: TBC
- Brick/uPVC Double Glazed Conservatory
- Two Good Sized Double Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- NO UPWARD CHAIN

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 77.9 sq.m./839 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

uPVC double glazed French doors open into the ...

Brick/uPVC Double Glazed Conservatory

11'4 x 8'8 (3.45m x 2.64m)

A good sized conservatory with warm roof and bar area.

Inner Hall

Having a built-in storage cupboard housing the consumer unit. A staircase rises to the First Floor accommodation.

Lounge/Diner

19'3 x 9'8 (5.87m x 2.95m)

A spacious reception room having two windows overlooking the front of the property.

This room also has a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect electric fire.

Kitchen

15'10 x 12'5 (4.83m x 3.78m)

Fitted with a range of modern range of light grey 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 double oven and 4-ring hob with glass splashback and extractor over.

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

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

A further door gives access to a shower room, and a uPVC double glazed door gives access onto the rear of the property.

Shower Room

Fitted with a white 3-piece suite comprising a corner shower cubicle with an electric shower, corner wash hand basin and a low flush WC.

On the First Floor

Landing

Bedroom One

17'7 x 9'5 (5.36m x 2.87m)

A spacious dual aspect double bedroom

Bedroom Two

12'0 x 9'10 (3.66m x 3.00m)

A good sized front facing double bedroom.

Family Bathroom

Having waterproof boarding to the walls and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer taps, and electric shower over, wash hand basin with vanity unit below, and a low flush WC. Built-in storage cupboard housing the gas boiler.

Outside

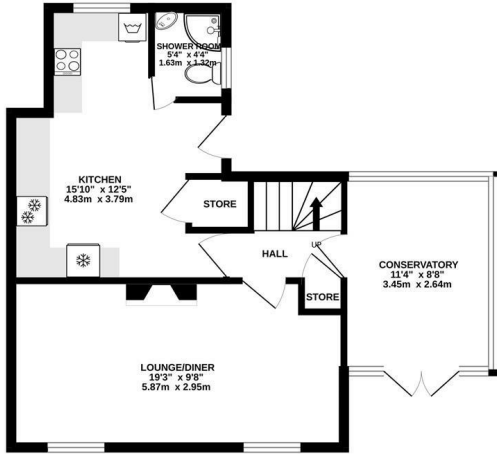
To the front of the property there is a block paved drive providing off street parking for two cars. To either side of the drive there are lawned gardens.

A paved path leads round to the rear of the property where there is a low maintenance garden comprising of a paved patio and decorative gravel bed.

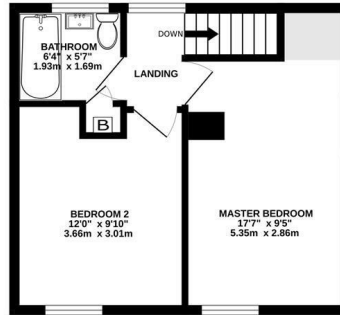
There is also a useful detached brick built outbuilding with uPVC door.



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		58
(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.

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, kitchen units, shower units, 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.



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wilkins-varDY.co.uk