



12 Rother Avenue,  
Brimington, S43 1LE

OFFERS IN THE REGION OF

£245,000

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WILKINS VARDY

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# £245,000

ATTRACTIVE LINK DETACHED FAMILY HOME - CUL-DE-SAC POSITION - NO CHAIN- IN NEED OF MODERNISATION

Occupying a cul-de-sac position and offered for sale with no chain, is this three bedroomed link detached family home. Requiring some cosmetic upgrading, the property boasts a spacious dual aspect reception room with patio doors opening onto the rear garden, a fitted kitchen with integrated cooking appliances, a lovely conservatory and family bathroom. The property also benefits from an attached single garage and mature, well kept gardens.

Situated in a popular and established residential area, the property is within walking distance of the local Junior School and is well placed for accessing the local amenities in Brimington Village and for routes towards the Town Centre, Dronfield and Sheffield.

Imagine coming home to this inviting house, where you can create lasting memories with your loved ones. Contact us today to arrange a viewing and take the first step towards making this house your new home.

- Attractive Link Detached Family Home
- Spacious Dual Aspect Lounge/Diner
- Fitted Kitchen with Integrated Cooking Appliances
- Brick/uPVC Double Glazed Conservatory
- Three Bedrooms
- Family Bathroom
- Attached Single Garage & Car Standing Space
- Mature, Well Kept Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Back Boiler Unit)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 102.4 sq.m./1102 sq.ft. (including Garage)  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A uPVC double glazed door with matching side panels opens into a ...

## Entrance Hall

Fitted with wood laminate flooring and having a built-in cupboard housing the hot water cylinder.  
A staircase rises to the First Floor accommodation.

## Lounge/Dining Room

21'9 x 12'4 (6.63m x 3.76m)  
A spacious dual aspect reception room having a feature stone fireplace with display niches, a tiled hearth and a fitted coal effect gas fire with back boiler.  
A uPVC double glazed sliding patio door overlooks and opens onto the rear garden.

## Kitchen

8'5 x 7'11 (2.57m x 2.41m)  
Being part tiled and fitted with a range of 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 oven and 4-ring gas hob with extractor canopy over.  
Space is provided for an under counter fridge.  
Vinyl flooring.

## Brick/uPVC Double Glazed Conservatory

17'5 x 8'10 (5.31m x 2.69m)  
A good sized conservatory having a tiled floor and French doors which open onto the rear garden. A further door from here gives access into the Attached Garage.

## On the First Floor

## Landing

With loft access hatch having a pull down ladder to a part boarded roof space with lighting.

## Bedroom One

11'8 x 10'5 (3.56m x 3.18m)  
A good sized front facing double bedroom.

## Bedroom Two

10'5 x 9'11 (3.18m x 3.02m)  
A good sized rear facing double bedroom.

## Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)  
A front facing single bedroom.

## Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising a panelled bath with folding glass shower screen and an electric shower over, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

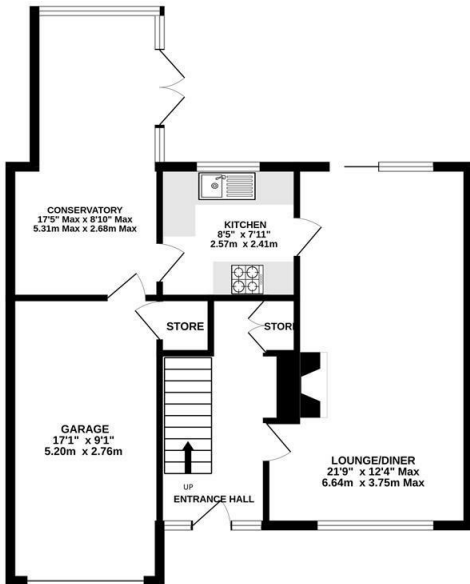
## Outside

To the front of the property there is a driveway providing off street parking, leading to the Attached Single Garage. The garden is laid to lawn with borders of mature plants and shrubs.

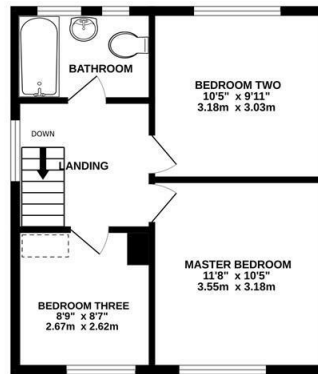
To the rear of the property there is a mature enclosed garden comprising of a paved patio and lawn. There are also decorative gravel beds and borders of plants, shrubs and trees.



GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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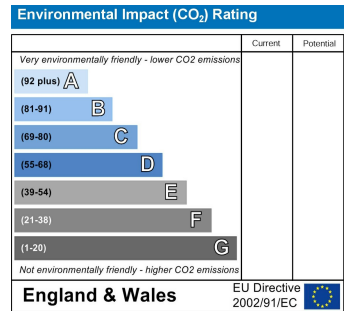
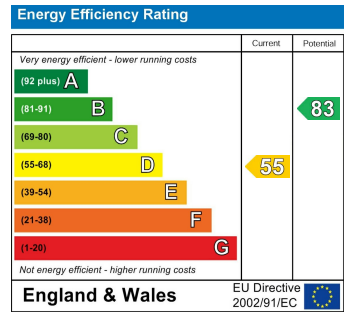
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## VIEWINGS

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, kitchen appliances, 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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