



42 Brearley Avenue,
New Whittington, S43 2DY

OFFERS AROUND

£225,000

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WILKINS VARDY

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£225,000

EXTENDED BAY FRONTED SEMI - TWO RECEPTION ROOMS - 4-PIECE FAMILY BATHROOM - OFF STREET PARKING - REAR GARDEN WITH WORKSHOP

Offered for sale with no upward chain is this delightful bay fronted semi detached house that could be your next dream home! Having been extended to the rear, this property spans 992 sq.ft. and offers a comfortable living space for you to personalise and make your own. This lovely property boasts two reception rooms and a fitted kitchen with separate utility room and WC off. With three cosy bedrooms and a 4-piece family bathroom there's plenty of space for the whole family. The property also benefits from off street parking and an enclosed low maintenance rear garden with Workshop.

Located in New Whittington, the property is well placed for the amenities offered on the High Street and for Brearley Park, and is readily accessible for commuter links towards Eckington, Dronfield, Sheffield and the Town Centre.

- Extended Bay Fronted Semi Detached House
- Two Good Sized Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Utility Room with WC off
- Three Bedrooms, the Master Bedroom having Fitted Storage
- Spacious 4-Piece Family Bathroom
- Off Street Parking & Low Maintenance Rear Garden with Large Workshop
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Glow Worm Ultracom Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 92.2 sq.m./992 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'7 x 12'5 (4.14m x 3.78m)
A good sized bay fronted reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Dining Room

11'10 x 8'9 (3.61m x 2.67m)
A second good sized reception room being open plan to the kitchen.

Kitchen

16'5 x 8'2 (5.00m x 2.49m)
Spanning the full width of the property and fitted with a range of wall, drawer and base units with complementary work surfaces and upstands. Inset 1½ bowl single drainer sink with mixer tap, having downlighting above.
Integrated appliances to include a dishwasher, electric double oven and a 4-ring gas hob with extractor over.
A door gives access to a utility room and a further door gives access to a rear entrance hall.
Vinyl flooring.

Utility Room

6'0 x 4'7 (1.83m x 1.40m)
Having space and plumbing for a washing machine, and space for a fridge/freezer.
Vinyl flooring.
A sliding door gives access to a ...

WC

Fitted with vinyl flooring and having a low flush WC.

Rear Entrance Hall

Having a uPVC double glazed door opening to the front of the property and a wooden door opening to the rear of the property.

On the First Floor

Landing

Bedroom One

17'11 x 9'11 (5.46m x 3.02m)
A good sized rear facing double bedroom having a range of fitted wardrobes and overhead storage units along one wall.

Bedroom Two

11'6 x 9'11 (3.51m x 3.02m)
A good sized bay fronted double bedroom.

Bedroom Three

9'1 x 6'6 (2.77m x 1.98m)
A front facing single bedroom.

Family Bathroom

A good sized bathroom, being part tiled and fitted with a 4-piece white suite comprising of a corner shower cubicle with mixer shower, tiled in bath, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler and hot water cylinder.
Vinyl flooring and downlighting.

Outside

There is a paved frontage providing off street parking for two cars.

A gate gives access to a covered passageway, where there is a door to an Integral Store. A uPVC double glazed door gives access into the rear entrance hall which also has a wooden framed and glazed door giving access onto the rear of the property.

Steps at the rear of the property rise up to a paved patio. A further step leads up to an artificial lawn and a paved pathway which leads to a further paved seating area and a large Workshop which has light and power.

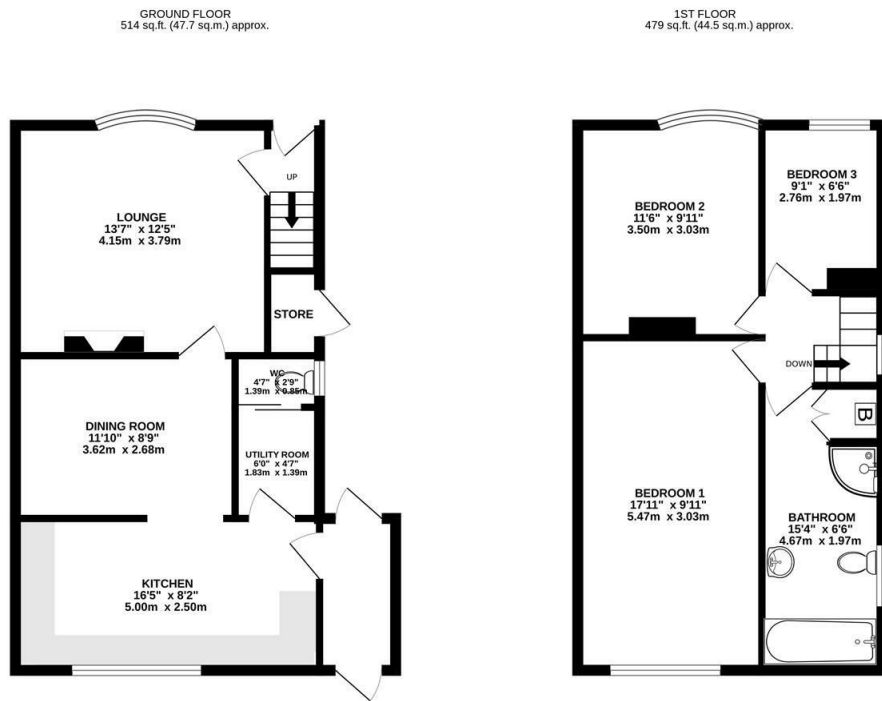


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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR



TOTAL FLOOR AREA: 992 sq.ft. (92.2 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		80
(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

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RICS



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 Whittington Green 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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