



31 Queen Street,
Brimington, S43 1HS

OFFERS IN THE REGION OF

£132,500

W
WILKINS VARDY

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THREE BED END TERRACED HOUSE - TWO RECEPTION ROOMS - DETACHED GARAGE - NO CHAIN

This delightful terraced house on Queen Street stands on a generous plot and offers a perfect blend of comfort and convenience. Spanning an impressive 1,227 square feet over three floors, the property boasts two good sized reception rooms, a useful cellar for storage and a kitchen with integrated cooking appliances. The home also features three good sized bedrooms and a family bathroom. Parking is not an issue as there is a detached single garage at the rear.

The location is well connected, offering easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

- Ideal First Time Buyer/Investment Property
- End Terraced House on Generous Plot
- Two Good Sized Reception Rooms
- Useful Cellar
- Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- 4-Piece Family Bathroom
- Detached Garage & Enclosed Lawned Garden to the Rear
- NO CHAIN
- EPC Rating: E

General

Gas central heating (Imini Combi Boiler)
Sealed unit double glazed windows and doors
Gross internal floor area - 114.0 sq.m./1227 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A double glazed front entrance door opens into a ...

Living Room

13'3 x 10'11 (4.04m x 3.33m)
A good sized front facing reception room, spanning the full width of the property.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

13'6 x 12'1 (4.11m x 3.68m)
A second good sized reception room, being rear facing and fitted with laminate flooring.
An opening leads through into the kitchen, and a door gives access to steps which descend down into the ...

Cellar

13'3 x 12'1 & 12'9 x 4'9 (4.04m x 3.68m & 3.89m x 1.45m)
A useful storage area.

Kitchen

9'3 x 6'11 (2.82m x 2.11m)
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 hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Laminate flooring.
A double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard. A door from here gives access to a staircase which rises to Bedroom Three.

Bedroom One

13'5 x 10'11 (4.09m x 3.33m)
A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

8'6 x 7'10 (2.59m x 2.39m)
A rear facing good sized single/small double bedroom, fitted with lamiate flooring.

Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a corner shower cubicle with mixer shower, panelled bath, semi recessed wash hand basin with storage below, and a concealed cistern WC.
Tiled floor.

On the Second Floor

Bedroom Three

13'3 x 10'8 (4.04m x 3.25m)
A good sized room having built-in eaves storage and two wooden framed double glazed Velux windows.

Outside

There is a walled, low maintenance forecourt garden. On street parking is available in the area.

To the rear of the property there is a yard area, with steps down to a lawn and a paved path, which leads down to a Detached Garage which is accessed via rear service road.



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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 'BROCHURE'

