





31 Queen Street, Brimington, S43 1HS

OFFERS IN THE REGION OF

£132,500



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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
 - interien with integrated coor
- Three Bedrooms
- 4-Piece Family Bathroom
- Detached Garage & Enclosed Lawned

NO CHAIN

Appliances

EPC Rating: E

Garden to the Rear

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 \dots

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 lamiante 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.















sprift (Know any property instantly

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 Gelow!

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

CELLAR
132° × 127°
4.65m × 3.66m

BASEMENT LEVEL 243 sq.ft. (22.5 sq.m.) approx





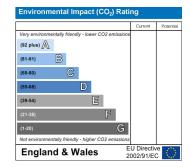
STORAGE

ATTIC ROOM
AT

2ND FLOOR 177 sq.ft. (16.5 sq.m.) approx Energy Efficiency Rating

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(99-80) C
(55-68) D
(39-54) E
(21-38) F
(12-20) G
Not energy efficient - higher running costs

Eu Directive
2002/91/EC



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, crooms and any other lense 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 obbeen tested and no guarantee as to their operability or efficiency can be given.

As to their operability or efficiency can be given.

Made with Metoors (2024











VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

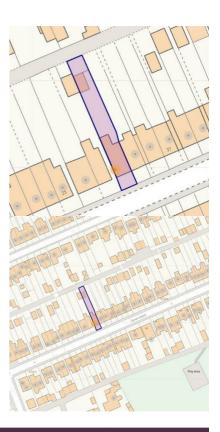
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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 Consultants.



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