



4 Brook Vale, off Chatsworth Road,
Brampton S40 2BG

OFFERS IN EXCESS OF

£120,000



WILKINS VARDY

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£120,000

AFFORDABLE MID TERRACE HOUSE - STYLISH ACCOMMODATION - POPULAR & CONVENIENT LOCATION

Tucked away in a cul-de-sac just off Chatsworth Road is this well appointed mid terrace house which presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property offers 630 sq. ft. of stylish and neutrally presented accommodation which comprises of a re-fitted kitchen/diner with integrated cooking appliances, a good sized living room, two bedrooms and a modern family bathroom. Outside, there is off street parking to the front, and an enclosed patio to the rear.

This property is a wonderful canvas for personalisation, allowing you to create a space that truly reflects your style. Whether you are looking to settle down or invest, this charming home on Brook Vale is certainly worth considering.

- Well Appointed Mid Terrace House
- Re-Fitted Kitchen/Diner with Integrated Cooking Appliances
- Good Sized Living Room
- Two Bedrooms
- Modern Bathroom
- Popular & Convenient Location
- Within Chatsworth Road Conservation Area
- Off Street Parking & Enclosed Patio to the Rear
- EPC Rating: D

General

Gas central heating (Baxi Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 58.5 sq.m./630 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A composite front entrance door opens into the ...

Kitchen/Diner

11'11 x 11'11 (3.63m x 3.63m)
Fitted with a range of modern cream wall, drawer and base units with complementary work surfaces and tiled splashbacks.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an eye level electric double oven and 4-ring induction hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
A door gives access to a useful built-in under stair store.
Laminate flooring and downlighting.

Centre Lobby

With staircase rising to the First Floor accommodation.

Living Room

11'11 x 11'10 (3.63m x 3.61m)
A good sized reception room fitted with laminate flooring, and having a uPVC double glazed door which opens onto the rear patio.

On the First Floor

Landing

Having a built-in store cupboard which also houses the loft access hatch.

Bedroom One

11'11 x 11'10 (3.63m x 3.61m)
A good sized rear facing double bedroom.

Bedroom Two

11'11 x 5'11 (3.63m x 1.80m)
A front facing single bedroom, currently used as a dressing room.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Built-in storage cupboard housing the gas combi boiler.
Tiled floor.

Outside

The property is accessed via an unadopted road which is located between 218 Chatsworth Road and the side of the Lidl supermarket.

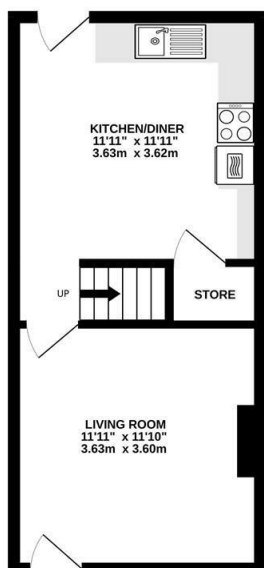
There is a paved frontage providing off street parking, whilst to the rear there is an enclosed paved patio and decorative gravel bed.

Additional Information - Flood Risk

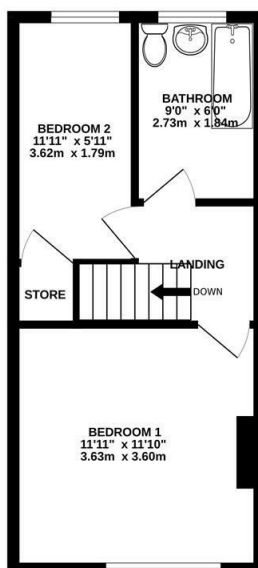
Note:- The property is situated within fairly close proximity to the River Hipper and was flooded in 2023. Substantial works were undertaken after this event. The Environment Agency have identified this location as a potential flood risk. You are advised to obtain a flood risk assessment prior to purchase and ensure that adequate insurances are available.



GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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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.

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 Parkside Community 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 Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		67
(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 (CO₂) 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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