



112 Brearley Avenue,  
New Whittington, S43 2DZ

OFFERS IN THE REGION OF

£160,000

W  
WILKINS VARDY



OFFERS IN THE REGION OF

# £160,000

REFURBISHMENT OPPORTUNITY - THREE BED CHALET STYLE SEMI - NO CHAIN

Requiring a scheme of modernisation/refurbishment is this delightful chalet style semi detached house, spanning an impressive 904 sq.ft. Upon entering the property you are welcomed into a spacious dual aspect lounge/diner. There is also a kitchen, a ground floor bathroom and three comfortable bedrooms, making it an ideal home for families or those seeking extra space. A further feature of the property is the generous parking space and detached single garage, as well as lawned gardens to both the front and rear.

Situated in an established neighbourhood, this home is conveniently located near local amenities, schools, and transport links.

In summary, this semi detached house presents a wonderful opportunity for buyers seeking a comfortable and spacious home in Chesterfield.

- Chalet Style Semi Detached House requiring Refurbishment/Moderisation
- Kitchen
- Three Bedrooms
- Lawned Gardens to the Front and Rear
- EPC Rating: E
- Spacious Dual Aspect Lounge/Diner
- Ground Floor Bathroom
- Detached Garage & Ample Parking
- NO UPWARD CHAIN

## General

Johnson & Starley warm air central heating system  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 84.0 sq.m./904 sq.ft.  
Council Tax Band - B  
Tenure - Leasehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC double glazed front entrance door with matching side panel opens into an ...

## Entrance Hall

Fitted with vinyl floor and having a built-in under stair store cupboard which houses the gas/electric meters.  
A staircase rises to the First Floor accommodation.

## Lounge/Diner

26'4 x 11'10 (8.03m x 3.61m)  
A spacious dual aspect reception room.

## Kitchen

9'3 x 7'6 (2.82m x 2.29m)  
Having a fitted single wall cupboard and a double base unit with worktop over, incorporating a single drainer stainless steel sink with mixer tap. Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker.  
The Johnson & Starley boiler is also sited in this room,  
A uPVC double glazed door gives access onto the rear of the property.

## Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard housing a hot water cylinder.  
Vinyl flooring.

## On the First Floor

## Landing

## Bedroom One

15'7 x 10'6 (4.75m x 3.20m)  
A spacious front facing double bedroom, having built-in wardrobes with sliding doors.

## Bedroom Two

12'2 x 8'7 (3.71m x 2.62m)  
A good sized rear facing double bedroom.  
Loft access hatch.

## Bedroom Three

9'10 x 9'1 (3.00m x 2.77m)  
A rear facing single bedroom having a built-in cupboard.

## Outside

To the front of the property there is a lawned garden with central flower bed and steps leading up to the front entrance door.

A side driveway provides ample off street parking and leads to the Detached Single Garage having an electric roller door.

The enclosed rear garden comprises a lawn and small concrete seating area.

## Additional Information

The property is Leasehold - Term 800 Years.

Lease Start Date: 05/10/1969

Lease End Date: 05/10/2769

Ground Rent Payable: £15.00 per annum.



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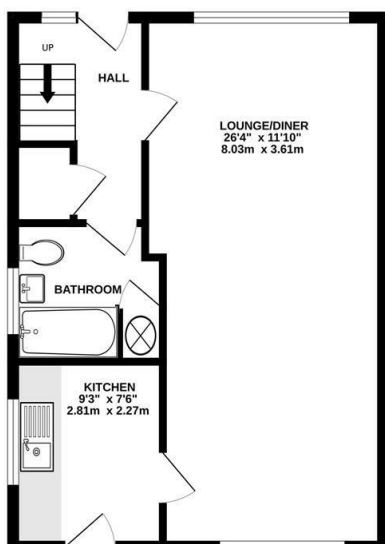
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

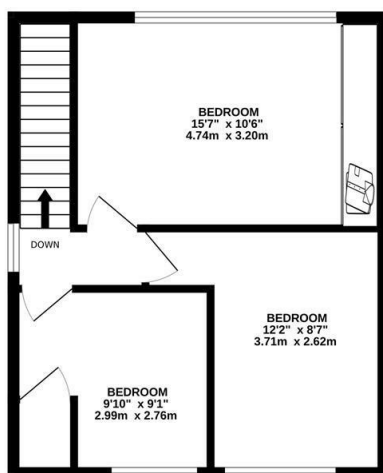
BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR



GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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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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 heating system, 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.

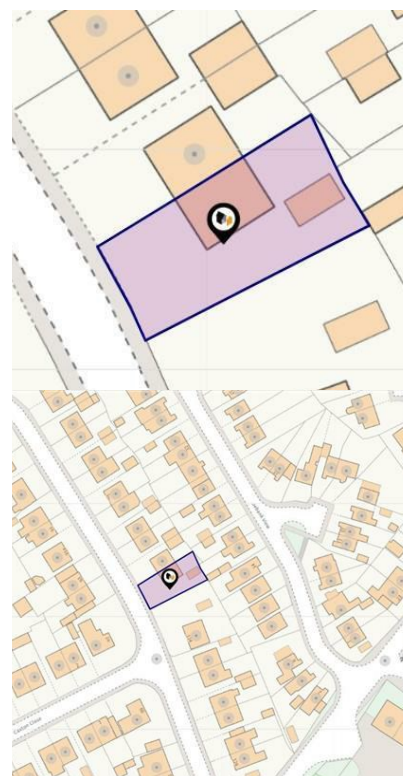
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	54	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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