



18 Brassington Street,
Clay Cross, S45 9NH

OFFERS IN THE REGION OF

£109,000

W

WILKINS VARDY

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£109,000

IDEAL STARTER HOME - TWO BED MID TERRACE - MODERN KITCHEN - REAR CAR
STANDING SPACE

Offered for sale with no upward chain is this neutrally presented mid terrace house which offers 659 sq.ft. of well proportioned accommodation. Upon entering the property you are welcomed into a good sized living room. The property also features a modern kitchen, two good sized bedrooms and two bathrooms, one on each floor. Outside, there is a low maintenance rear garden and a car standing space which is accessed via a rear service road.

The location of the property is well connected, making it easy to access local amenities, schools, and transport links, enhancing the overall appeal of this lovely home.

This terraced house is an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living. Whether you are a first-time buyer or looking to downsize, this home is sure to meet your needs.

- Ideal Starter Home
- Well Proportioned Mid Terrace House
- Good Sized Living Room
- Modern Breakfast Kitchen
- Ground Floor Bathroom & First Floor Shower Room
- Two Good Sized Bedrooms
- Low Maintenance Garden & Car Standing Space to the Rear
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Main Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 61.2 sq.m./659 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

Living Room

12'10 x 10'11 (3.91m x 3.33m)
A good sized front facing room have a built-in base unit to the alcove.

Breakfast Kitchen

12'0 x 9'11 (3.66m x 3.02m)
Being part tiled and fitted with a modern range of beech effect 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 is provided for a frdige/freezer.
A door gives access to a useful built-in under stair store cupboard.
A staircase rises to the First Floor accommodation.
Vinyl flooring.

Rear Entrance Hall

Having space and plumbing for a washing machine.
A uPVC double glazed door gives access to the rear of the property, and an internal door opens to a ...

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

On the First Floor

Landing

Bedroom One

12'10 x 11'0 (3.91m x 3.35m)
A good sized front facing double bedroom.

Bedroom Two

12'1 x 7'11 (3.68m x 2.41m)
A rear facing single bedroom.

Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower tray with electric shower over, pedestal wash hand basin and a low flush WC.
Built in airing cupboard housing the gas combi boiler.
Vinyl flooring.

Outside

On street parking is available in the area.

A shared side gennel gives access to the rear OF THE PROPERTY where there is a low maintenance paved and gravel garden. A rear service road, accessed off Egstow Street leads to a car standing space.

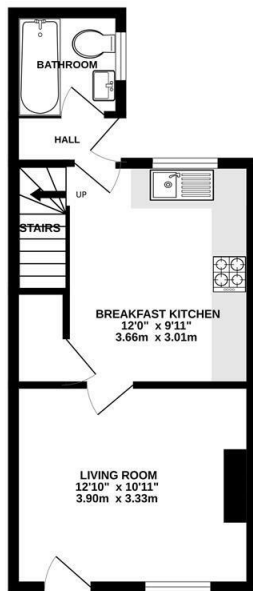


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

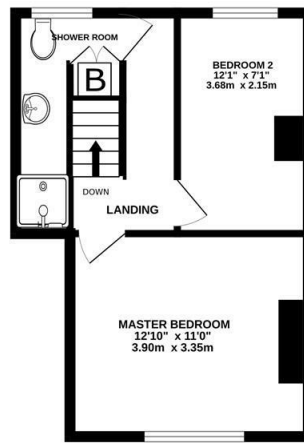
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 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 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.
Made with floorplan 12/2019

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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 Tupton Hall 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

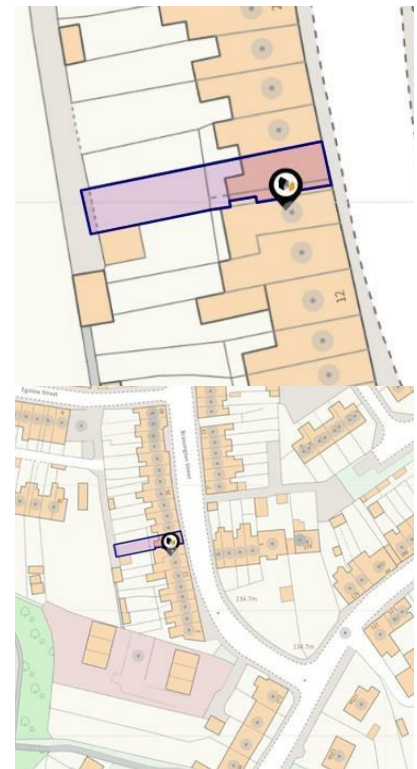
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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