



9 Chapel Street,
Brimington, S43 1HZ

OFFERS IN THE REGION OF

£210,000

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WILKINS VARDY

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£210,000

AFFORDABLE FAMILY HOME - THREE BEDS - LANDSCAPED REAR GARDEN WITH SUPERB VIEWS

Offered for sale with no upward chain is this delightful link detached house offering 944 sq.ft. of accommodation which would benefit from some cosmetic upgrading. Upon entering the property you are welcomed into a spacious dual aspect living room, perfect for relaxing or entertaining guests, and there is also a kitchen and a garden room. With three bedrooms and a family bathroom, this property is ideal for families or those seeking extra space.

One of the standout features of this property is the ample parking space available with two driveways and an attached single garage. The enclosed tiered rear garden is low maintenance and has superb views.

Located just a short distance from the local amenities in Brimington Village, the property is also well placed for accessing transport links towards Chesterfield and Staveley Town Centres, as well as Dronfield and Sheffield.

- Well Proportioned Link Detached House
- Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- Attached Single Garage & Two Driveways providing Ample Off Street Parking/Caravan Standing
- NO UPWARD CHAIN
- Spacious Dual Aspect Living Room
- Garden Room
- Bathroom/WC
- Low Maintenance Landscaped Rear Garden with Superb Views
- EPC Rating: TBC

General

Gas central heating (Baxi Duotec Combi Boiler)
uPVC sealed unit double glazed windows and doors (except Kitchen Pantry window)
All blinds are included in the sale
Gross internal floor area - 87.7 sq.m./944 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

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

Entrance Hall

Having a built-in cupboard. A staircase rising to the First Floor accommodation.

Living Room

24'4 x 11'11 (7.42m x 3.63m)
A spacious dual aspect room having a feature fireplace with an ornate surround, marble hearth and an inset electric fire.

Kitchen

7'11 x 7'7 (2.41m x 2.31m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Integrated appliances to include a microwave oven, electric oven and a 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge.
A door gives access to a built-in under stair pantry.

Garden Room

7'10 x 7'10 (2.39m x 2.39m)
Having a uPVC door giving access into the garage, and a uPVC door opening onto the rear of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

11'2 x 10'0 (3.40m x 3.05m)
A good sized front facing double bedroom.

Bedroom Two

11'2 x 10'0 (3.40m x 3.05m)
A good sized rear facing double bedroom having an overbed fitment comprising of two single wardrobes and overhead storage.

Bedroom Three

8'1 x 7'8 (2.46m x 2.34m)
A front facing single bedroom having a built-in cupboard.

Family Bathroom

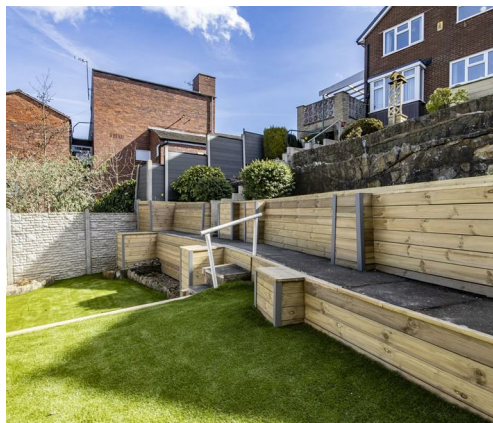
Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with bath/shower mixer tap, and having an electric shower over, pedestal wash hand basin and a low flush WC.

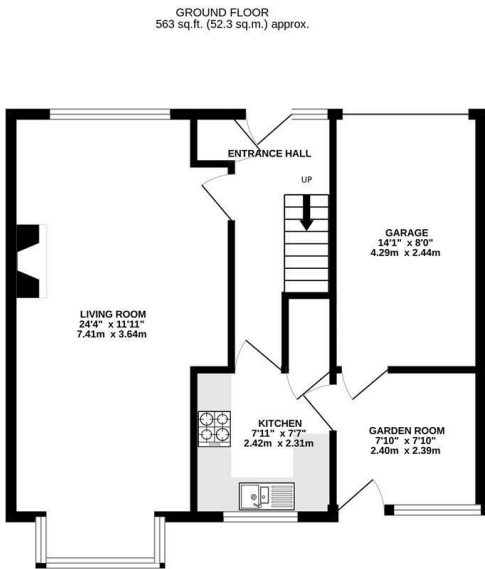
Outside

To the front of the property there is a low maintenance decorative garden interspersed with shrubs.

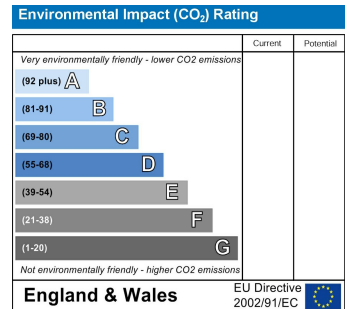
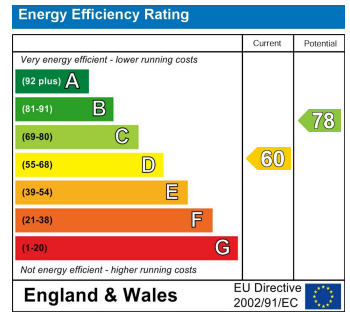
There are two tarmac driveways, one providing off street parking and leading to an Attached Single Garage having an electric 'up and over' door, light and power. The other driveway having double gates and providing off street parking/caravan standing.

The enclosed landscaped rear garden which is tiered and has superb views, comprises of an artificial lawn and a covered area which gives access to a basement cellar area to the main property which has light and power, and is used as a workshop. There are steps down to decorative gravels beds with shrubs, and steps lead down to further artificial lawned areas.





TOTAL FLOOR AREA: 944 sq.ft. (87.7 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

Relocation
agent
network

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, electric fire, 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.

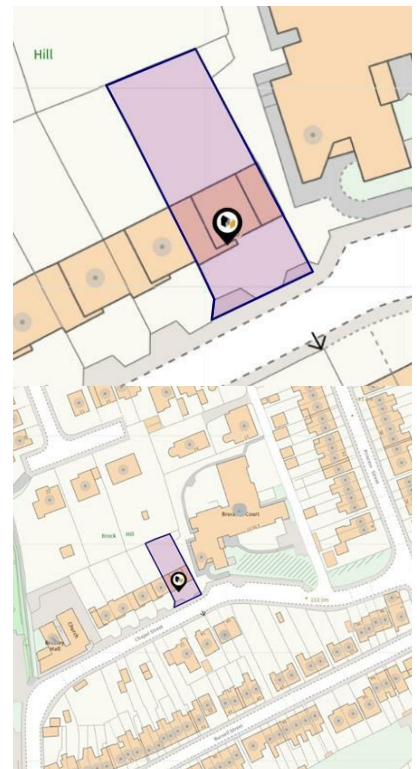
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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wilkins-vardy.co.uk