



9 Westwood Lane,  
Brimington, S43 1PA

OFFERS IN THE REGION OF

£260,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

# £260,000

DOUBLE BAY FRONTED DETACHED BUNGALOW - CUL-DE-SAC POSTION - NO UPWARD CHAIN

Offered for sale with no upward chain is this delightful double bay fronted detached bungalow, spanning an inviting 786 sq. ft. The generously proportioned and neutrally presented layout is thoughtfully designed to maximise space and light, creating a homely feel throughout, and comprises a good sized living room, fitted kitchen with utility room off, two good sized double bedrooms and a fully tiled shower room/WC. Outside, there is off street parking for one vehicle and restricted access to a detached single garage, together with a mature rear garden.

The location of this bungalow is particularly appealing, as it offers a tranquil setting while still being within easy reach of local amenities and transport links.

In summary, this charming detached bungalow on Westwood Lane presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a desirable location. With its spacious living areas, convenient parking, and inviting atmosphere, this property is not to be missed.

- Attractive Bay Fronted Detached Bungalow
- Kitchen/Diner with bay window overlooking the Rear Garden
- Two Good Sized Double Bedrooms
- Detached Garage (Restricted Access) & Car Standing Space
- NO UPWARD CHAIN
- Good Sized Living Room
- Utility Room with Store Room off
- Fully Tiled Shower Room/WC
- Enclosed Rear Garden
- EPC Rating: TBC

## General

Gas central heating (Ideal Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 73.0 sq.m./786 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

uPVC double glazed French doors open into a ...

## 'L' Shaped Entrance Hall

### Lounge

12'11 x 12'9 (3.94m x 3.89m)  
A good sized bay fronted reception room having a feature tiled fireplace.

### Kitchen/Diner

13'5 x 12'11 (4.09m x 3.94m)  
A good sized room, being part tiled and having a bay window overlooking the rear garden.  
Fitted with a range of dark oak 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/grill and an electric hob with concealed extractor over.  
Space is provided for a fridge/freezer.  
Vinyl flooring.  
A door from here opens into a ...

### Utility Room

6'11 x 6'5 (2.11m x 1.96m)  
Having a Belfast sink, and space and plumbing for a washing machine.  
Vinyl flooring.  
uPVC double glazed doors give access onto the side and rear of the property.  
A further door opens to a useful store.

### Shower Room

Being fully tiled and having a shower area with folding half height shower doors and mixer shower over, wash hand basin and a low flush WC.  
Tiled floor.

### Bedroom Two

11'11 x 9'11 (3.63m x 3.02m)  
A good sized rear facing double bedroom, having a built-in double wardrobe.

### Bedroom One

12'11 x 12'9 (3.94m x 3.89m)  
A good sized bay fronted double bedroom, having a built-in double wardrobe.

## Outside

To the front of the property there is a low maintenance paved and pebbled garden with hedged boundaries. A concrete drive provides off street parking for one car.

The driveway continues down the side of the property (restricted access) to a Detached Single Garage

To the rear of the property there is a paved seating area and two lawns split by a concrete path, together with a further garden area with hedged boundaries.





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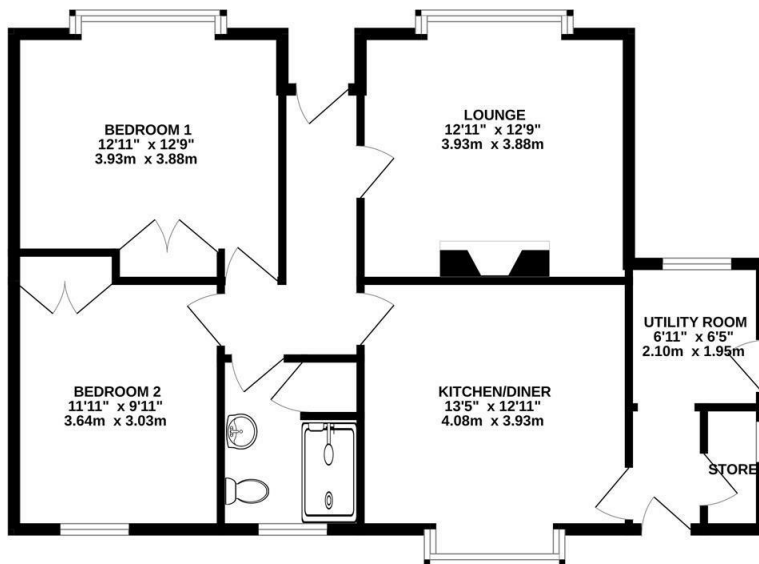
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR



# GROUND FLOOR 786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA - 786 sq ft. (73.0 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.  
Made with Metapix (2020)

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | 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) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |

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## 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 central heating system, kitchen appliances, shower unit, 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 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 Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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