



175 Manor Road,
Brimington, S43 1NR

OFFERS IN THE REGION OF

£240,000

W
WILKINS VARDY

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THREE BED END TERRACE - THREE RECEPTION ROOMS - TWO BATHROOMS - GARAGE & CAR PORT

Offered for sale with no upward chain is this deceptively spacious end terrace house which sits adjacent to open farmland, with gorgeous views. Requiring a scheme of cosmetic upgrading/refurbishment, the property spans an impressive 1548 sq.ft. and boasts three good sized reception rooms, a breakfast kitchen, ground floor cloaks/WC, family bathroom and three double bedrooms, the master bedroom having a dressing room and en suite shower room. Outside, the property has a garage and car port, together with an attractive enclosed south facing rear garden.

Located in a popular residential area, the property is well placed for accessing the local amenities in Brimington Village, and is readily accessible for commuter links towards Chesterfield Town Centre.

This property is sure to appeal to a wide range of buyers - . Do not miss the chance to make this lovely property your own.

- Deceptively Spacious End Terrace House
- Three Good Sized Reception Rooms
- Requiring some Cosmetic Upgrading/Refurbishment
- Breakfast Kitchen with Integrated Cooking Appliances
- Master Bedroom Suite with Dressing Room & En Suite
- Two further Double Bedrooms
- Ground Floor Cloaks/WC & First Floor Family Bathroom
- Detached Garage & Car Port
- Mature, Enclosed South Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Worcester Boiler - which has been condemned)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Security alarm system
Gross internal floor area - 143.8 sq.m./1548 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A timber framed stable door gives access into the ...

Breakfast Kitchen

13'1 x 11'6 (3.99m x 3.51m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink.
Integrated appliances to include an electric double oven and 4-ring gas hob.
Space and plumbing is provided for a washing machine, and there is also space for a fridge and a tumble dryer.
Tiled floor.
An opening leads through into the ...

Dining Room

12'7 x 12'0 (3.84m x 3.66m)
A good sized front facing reception room having a feature fireplace with an electric fire.

Inner Hall

Having a built-in under stair store cupboard, and staircase rising to the First Floor accommodation.
Doors from here open to the living room and side entrance hall.

Cloaks/WC

Having a low flush WC.

Living Room

18'3 x 11'9 (5.56m x 3.58m)
A spacious reception room having a bay window overlooking the rear garden.
This room has wood panelling to the walls and a feature fireplace with wood surround, tiled inset and hearth, and an inset gas fire.
Parquet flooring.
Glazed French doors give access into the ...

Sitting Room

11'11 x 11'0 (3.63m x 3.35m)
A good sized dual aspect reception room having uPVC double glazed French doors which overlook and open onto the rear of the property.

Side Entrance Hall

Having some built-in cupboards. A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Master Bedroom Suite

Bedroom

14'2 x 13'8 (4.32m x 4.17m)
A good sized double bedroom with bay window overlooking the rear garden, and having a range of fitted wardrobes. An opening leads through into a ...

Dressing Room

9'8 x 5'4 (2.95m x 1.63m)
Having a range of built-in wardrobes with sliding mirror doors. An opening leads through into the ...

En Suite Shower Room

Fitted with a 4-piece suite comprising of a walk-in shower enclosure with electric shower, wash hand basin with storage below, low flush WC and a bidet.
Vertical ladder radiator.
Tiled floor.

Bedroom Two

12'8 x 12'0 (3.86m x 3.66m)
A good sized front facing double bedroom.

Bedroom Three

13'1 x 11'6 (3.99m x 3.51m)
A good sized front facing double bedroom.

Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler and the hot water cylinder.
Tiled floor.

Outside

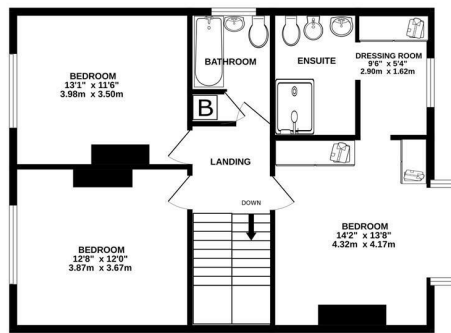
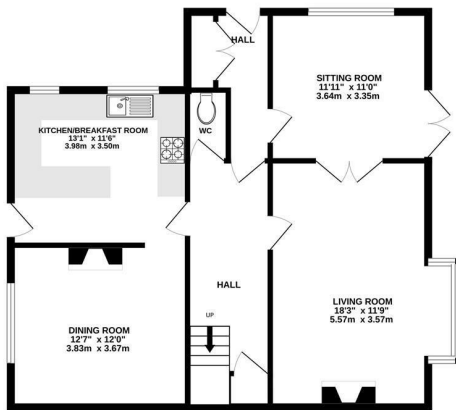
A shared block paved drive leads up to double gates which open onto a continuation of the driveway providing off street parking, and lead to a car port and a detached single garage.

There is a further concrete hardstanding area providing additional parking, and to the rear there is a lawn with mature planted borders and hedging.



GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1548 sq.ft. (143.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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 ₂) 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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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 central heating system, gas fire, 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.



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