



24 Westmoor Road,
Brimington, S43 1PT

OFFERS AROUND

£245,000

W
WILKINS VARDY

£245,000

EXTENDED SEMI - TWO RECEPTION ROOMS - THREE BEDS PLUS USEFUL ATTIC ROOM - ATTRACTIVE REAR GARDEN - NO UPWARD CHAIN

Located on Westmoor Road in Brimington, is, this delightful extended semi detached house which offers 1162 sq.ft. of accommodation. The two good sized reception rooms provide ample opportunity for relaxation and entertaining, making it easy to create a warm and welcoming atmosphere. The house also features a dual aspect kitchen and a 4-piece family bathroom. With three comfortable bedrooms and a useful attic room, this property is ideal for a family or someone wanting additional space. Outside, there is driveway parking for one vehicle, and an attractive enclosed rear garden with useful outbuilding/workshop.

Located in a popular residential area, the property is well placed for accessing the local amenities in Brimington and Calow, and is readily accessible for the Town Centre, Train Station and Chesterfield Golf Course.

- EXTENDED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- DUAL ASPECT KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE BEDROOMS & USEFUL ATTIC ROOM
- 4-PIECE FAMILY BATHROOM
- DRIVEWAY PARKING
- ATTRACTIVE REAR GARDEN WITH OUTBUILDING/WORKSHOP
- POPULAR LOCATION
- NO UPWARD CHAIN
- EPC RATING: E

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 107.9 s.qm./1162 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

Having a uPVC double glazed front entrance door opening into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Sitting/Dining Room

12'11 x 12'0 (3.94m x 3.66m)
A good sized front facing reception room having a feature brick fireplace with an open grate, the fireplace extending to the side to provide TV standing.
Fitted shelving to the alcove.
Double doors give access into the ...

Living Room

15'4 x 13'0 (4.67m x 3.96m)
A good sized split level reception room having a fitted gas fire.
Sliding patio doors overlook and open to give access onto the rear of the property.

Kitchen

13'5 x 12'3 (4.09m x 3.73m)
A dual aspect room, being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and hob with extractor hood over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.
Vinyl flooring.
A door gives access into a ...

Rear Entrance Hall

Having a wooden door giving access onto the rear of the property.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Bedroom One

13'5 x 12'3 (4.09m x 3.73m)
A rear facing double bedroom having downlighting.
Loft access hatch.

Bedroom Two

12'11 x 9'3 (3.94m x 2.82m)
A front facing double bedroom having a range of fitted storage.

Bedroom Three

8'0 x 6'11 (2.44m x 2.11m)
A rear facing single bedroom.

Family Bathroom

Being part tiled and fitted with a 4-piece suite comprising of a panelled bath, shower enclosure with an electric shower, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard.
Vinyl flooring.

On the Second Floor

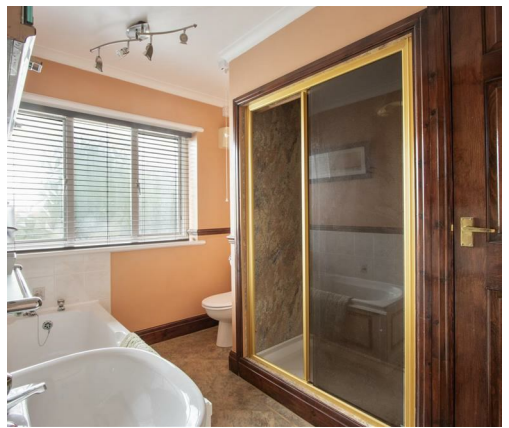
Attic Room

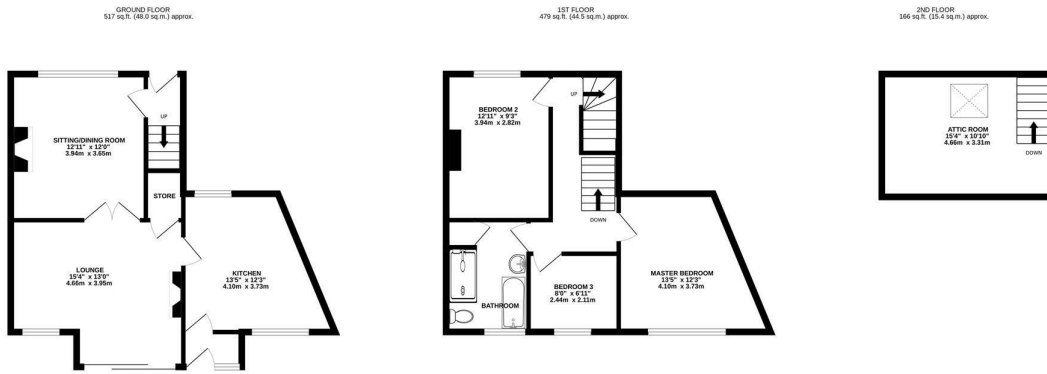
15'4 x 10'10 (4.67m x 3.30m)
A good sized room having a timber framed double glazed Velux window and access panel to eaves storage.

Outside

Double gates to the front of the property open to a block paved driveway providing car standing space for one vehicle.

To the rear of the property there is a good sized enclosed garden comprising of a paved patio and lawned areas with borders and beds of plants, shrubs and trees There is also a greenhouse and an outbuilding/workshop.





TOTAL FLOOR AREA: 1162 sq ft (107.9 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		
(69-80) C		
(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 (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



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, gas 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