



51 The Crescent,
Brimington, S43 1AZ

£165,000


WILKINS VARDY

£165,000

AFFORDABLE FAMILY HOME - WELL APPOINTED ACCOMMODATION - THREE BEDS - BACKS ONTO WOODLAND

Offered for sale with no chain is this delightful semi detached house which presents an excellent opportunity for families and first time buyers alike. The property boasts three well proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house also features a good sized breakfast kitchen and shower room. Additionally, the property includes parking for one vehicle, and an attractive enclosed rear garden which backs onto woodland.

Located in an established residential neighbourhood, the property is conveniently positioned for the local amenities in Brimington, and for access into the Town Centre and towards Dronfield/Sheffield.

Don't miss the chance to view this property and envision your future in this delightful setting.

- AFFORDABLE SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM
- BREAKFAST KITCHEN WITH FITTED UNITS
- GROUND FLOOR SHOWER ROOM
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY PARKING
- ATTRACTIVE ENCLOSED REAR GARDEN
- NO UPWARD CHAIN BACKING ONTO WOODLAND
- EPC RATING: C

General

Gas central heating (Worcester Greenstar 4000 Combi Boiler - Installed in 2025)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 80.3 sq.m./864 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

On the Ground Floor

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

Entrance Hall

Having a built-in cupboard housing the gas and electric meters.

Living Room

15'3 x 12'9 (4.65m x 3.89m)

A good sized front facing reception room having a feature stone fireplace which extends to the side to provide TV standing.

Inner Hall

With staircase rising to the First Floor accommodation.

Breakfast Kitchen

11'5 x 10'8 (3.48m x 3.25m)

Being part tiled and fitted with a range of wall drawer and base units with complementary work surfaces over, including a breakfast bar.

Inset 1½ bowl single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space and a vent for a tumble dryer. Space is also provided for a fridge/freezer and a freestanding cooker with concealed extractor over.

Built-in pantry cupboard.

Vinyl flooring and downlighting.

A uPVC double glazed door gives access onto the rear of the property.

Shower Room

7'4 x 5'1 (2.24m x 1.55m)

Having waterproof boarding to the walls and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with an electric shower, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail.

Vinyl flooring.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

12'5 x 12'5 (3.78m x 3.78m)

A good sized front facing double bedroom having a range of fitted wardrobes along one wall.

Bedroom Two

11'9 x 11'0 (3.58m x 3.35m)

A rear facing double bedroom which also houses the gas boiler.

Bedroom Three

8'9 x 8'6 (2.67m x 2.59m)

A good sized rear facing single bedroom.

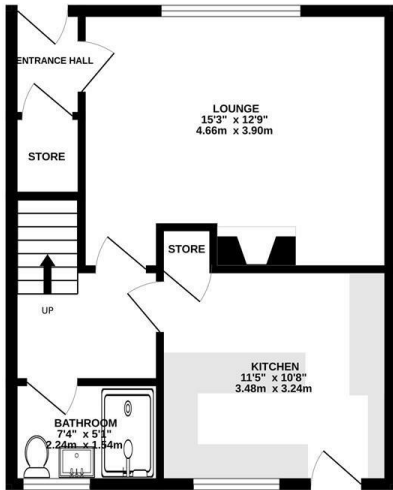
Outside

To the front of the property there is a shared lawned garden and a block paved driveway providing car standing space for one vehicle.

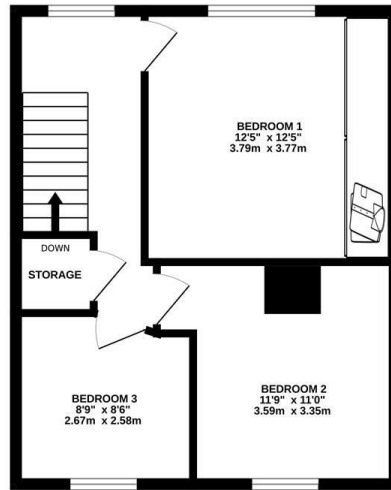
A gate opens to give access down the side of the property to an attractive, enclosed rear garden, which comprises of a paved patio with outside tap and electric points. Steps from the patio lead down to a good sized lawn with planted side borders and a paved path. There is also a useful brick built outbuilding with uPVC door.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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		
	70	77
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.

We are informed by the vendor that, at the time of our inspection, the central heating system, 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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