



48 New Hall Road,
Brampton S40 1HE

OFFERS IN THE REGION OF

£145,000



WILKINS VARDY

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IDEAL FIRST TIME BUYER/STARTER HOME - THREE BEDS - BROOKFIELD SCHOOL CATCHMENT

This well proportioned mid terraced house spans 859 square feet over three floors. Upon entering, you are welcomed into a cosy living room with multi-fuel stove. The property also boasts a spacious kitchen/diner, three good sized bedrooms and a bathroom. Outside, there is a low maintenance enclosed rear garden.

The location is particularly advantageous, with easy access to local amenities, schools, and transport links, making daily life a breeze.

This terraced house presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. Whether you are looking to settle down or seeking a sound investment, this home on New Hall Road is sure to meet your needs.

- Ideal First Time Buyer/Starter Home
- Well Proportioned Mid Terrace House
- Good Sized Living Room with Multi-Fuel Stove
- Spacious Kitchen/Diner with Integrated Cooking Appliances
- Three Good Sized Bedrooms
- Bathroom/WC
- Enclosed Rear Facing Garden
- Brookfield School Catchment Area
- Popular & Convenient Location
- EPC Rating: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 79.8 sq.m./859 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

Living Room

11'10 x 11'10 (3.61m x 3.61m)
A good sized front facing reception room, fitted with laminate flooring and having a feature fireplace with multi-fuel stove.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen/Diner

12'0 x 11'10 (3.66m x 3.61m)
Fitted with a range of beech effect wall, drawer and base units with under unit lighting and complementary work surfaces having tiled splashbacks. Inset single drainer stainless steel sink with mixer tap. Integrated appliances to include an electric oven (not working) and 4-ring gas hob with extractor over. Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for an American style fridge/freezer. A door gives access to a built-in under stair store. Tiled floor. A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard. A door gives access to a staircase which rises to the Second Floor accommodation.

Bedroom One

12'0 x 11'10 (3.66m x 3.61m)
A good sized rear facing double bedroom, fitted with laminate flooring.

Bedroom Three

9'1 x 9'1 (2.77m x 2.77m)
A good sized front facing single bedroom, fitted with laminate flooring.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC. Tiled floor.

On the Second Floor

Bedroom Two

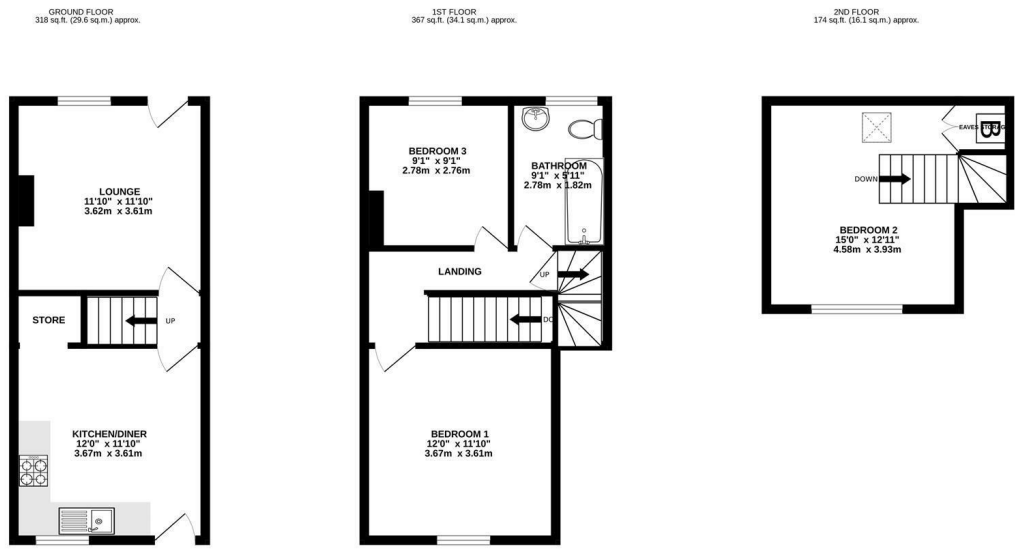
15'0 x 12'11 (4.57m x 3.94m)
A good sized double bedroom, fitted with laminate flooring and having downlighting and spotlights. Access to eaves storage where the boiler is sited.

Outside

On street parking is available in the area.

A shared gennel gives access down the side of the property to a gate, which opens to the enclosed rear garden, where there is a paved patio and a small lawn. There is also a metal storage shed.





TOTAL FLOOR AREA : 659 sq.ft. (79.8 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	62	82
(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, multi-fuel stove, gas hob, 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 Brookfield Community School 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.

