

Marketing Preview



14 Westmoor Road, Brimington, Chesterfield, S43 1PT

£190,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A unique opportunity to purchase this three bedroom semi-detached property which is situated on a quiet road next to the countryside. Offering a generous sized garden, a new combi boiler and majority new windows and doors throughout. Close to amenities, schools and ideal road links to Chesterfield, Sheffield and the M1 Motorway. Perfect for first time buyers or families alike!

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - CHESTERFIELD COUNCIL

SUMMARY

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HALLWAY

Enter via composite door into the hallway with a ceiling light, radiator and stair rise to the first floor. Door to the lounge.

LOUNGE 11'11" x 12'11"

A bright reception room with carpeted flooring and a feature painted chimney breast. Ceiling light, radiator and window to the front. Door to the kitchen/diner.

KITCHEN/DINER 20'9" x 10'2"

An extended space with larder and base units and contrasting worktops. Stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Integrated dishwasher and under counter space for a washing machine. Two ceiling lights, wall lighting, radiator and laminate flooring. Under stairs storage cupboard and door to the bathroom. Side door and patio doors to the rear.

BATHROOM 4'11" x 9'11"

Comprising of a bath, close coupled WC and vanity wash basin. Spotlighting, chrome ladder style radiator and an obscure glass window. Part tiled walls and vinyl flooring.

STAIRS/LANDING

A stair rise to the first floor landing with a window and access to the loft. Door to bedroom one and open to bedrooms two and three.

BEDROOM ONE 12'0" x 12'11"

A large double bedroom with white walls, carpeted flooring and two storage cupboards. Ceiling light, radiator and window to the front.

BEDROOM TWO 8'6" x 9'11"

A second double bedroom with white walls, a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'2" x 6'3"

A single bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

OUTSIDE

To the front of the property is a driveway with off road parking for one car, hedging and a side path leading to the rear.

To the rear of the property is a large garden which is sectioned with two lawn areas and a shed. Mature trees and plants.

PROPERTY DETAILS

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 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		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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