



ESTATE AGENTS

... the key to a successful move



Manor Road, Brimington, Chesterfield, S43 1PP

**Offers in the
region of
£140,000**

- * IDEAL FOR FTB OR INVESTOR
- * LOCAL AMENITIES EASILY ACCESSIBLE
- * ROYAL HOSPITAL & M1 CLOSE BY
- * POPULAR RESIDENTIAL LOCATION

w: www.keysestateagents.co.uk

Manor Road, Brimington, Chesterfield, S43 1PP

ACCOMMODATION

DESCRIPTION

Manor Road sits within the desirable suburb of Brimington common, with nearby amenities in Brimington and Calow and good transport links into the town centre and towards Dronfield and Sheffield. The property is ideal for a first time buyer or buy to let investor and comprises:- Lounge, open plan dining kitchen with door opening to the rear garden, two double bedrooms and bathroom. Outside is a larger than average sized garden, additional benefits include gas central heating system and double glazing. Is within easy access of the Royal hospital and M1 motorway.

GROUND FLOOR

LOUNGE 13'5 x 11'2 (4.09m x 3.40m)

Feature fire surround housing coal effect fire, coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, double glazed window, double glazed exterior door



OPEN PLAN KITCHEN & DINING AREA 13'5 x 12'2 (4.09m x 3.71m)

Fitted with wall and base units with co-ordinating worktops, built in electric oven, gas hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, wall mounted central heating boiler. Ceiling light point, radiator, part wall tiled, wood effect laminate flooring, double glazed window, exterior door.



FIRST FLOOR

BEDROOM ONE (Front) 13'5 x 11'2 (4.09m x 3.40m)

Ceiling light point, built in storage cupboards, double glazed window



BEDROOM TWO (Rear) 12'3 x 8'2 (3.73m x 2.49m)

Ceiling light point, double glazed window



BATHROOM 9'2 x 4'11 (2.79m x 1.50m)

Fitted with a three piece white bathroom suite comprises bath with over bath shower and screen, wash hand basin, low level w.c. Ceiling light point, fully wall tiled, tiled flooring, double glazed window

Manor Road, Brimington, Chesterfield, S43 1PP



OUTSIDE

There is a good sized enclosed rear garden with a grassed area and a separate patio area.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings

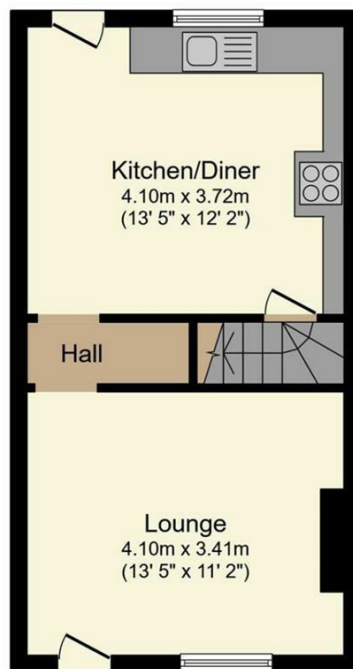
or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion

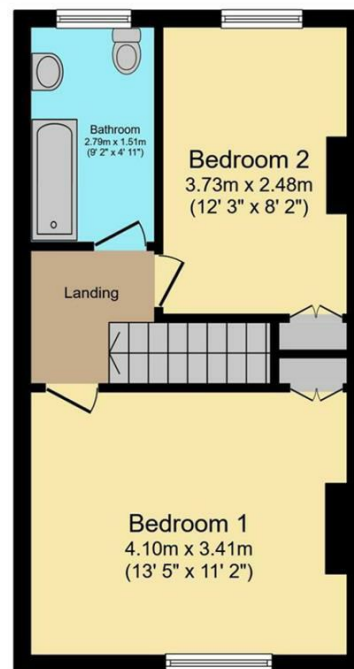


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	



Ground Floor



First Floor

Total floor area 66.7 sq.m. (718 sq.ft.) approx

***For illustration purposes only (Do Not Scale)**

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required