



w**ards**
estate agents

20 Briar View

Brimington, Chesterfield, S43 1EJ

£220,000

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Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Well presented and maintained TWO DOUBLE BEDROOM DETACHED BUNGALOW situated in this very popular cul de sac. Located close to all local amenities, shops, doctors, bus routes and great commuter road links into Chesterfield Town Centre, Hospital, Train Station, Dronfield, Sheffield and M1 motorway junctions 29 & 29A.

Internally the neutrally decorated accommodation comprises of gas central heating with conventional boiler (serviced) and uPVC double glazing/fascias/soffits/guttering and end ridges. Comprising of canopy porch, entrance hall, reception room, fitted kitchen, attractive panelled shower room and two double bedrooms.

Front open plan lawn area. Long driveway which provides ample car standing spaces and leads to the rear detached garage.

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Additional Information

Gas Central Heating- Ideal Condensing Boiler - Serviced

Current Gas and Electrical Certificates

uPVC double glazed windows

uPVC fascias/soffits/gutters/end ridges

Gross Internal Floor Area - 66.2 Sq.m/ 712.7 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area- Springwood

Community College

Canopy Porch

Side Entrance Hall

9'6" x 5'7" (2.90m x 1.70m)

uPVC entrance door into the hallway. Airing cupboard with cylinder water tank and linen shelving. Access to the loft space.

Reception Room

16'9" x 10'10" (5.11m x 3.30m)

Rear aspect window overlooks the gardens.

Fitted Kitchen

9'6" x 8'7" (2.90m x 2.62m)

Comprising of a Light Oak range of base and wall units with complimentary work surfaces having inset stainless steel sink unit with tiled splash backs. Space for cooker, washing machine and fridge/freezer. Tiled floor. Ideal Boiler- serviced. Rear uPVC door to the garden.





Double Bedroom One

12'6 x 8'7 (3.81m x 2.62m)
Front aspect window.

Double Bedroom Two

10'10 x 9'7 (3.30m x 2.92m)
Front aspect window.

Attractive Shower Room

6'2 x 6'2 (1.88m x 1.88m)
Panelled walls and 3 piece suite which includes low level WC, wash hand basin set in vanity unit, double cubicle with electric shower. Towel rail.

Outside

Front open plan lawn area. Long driveway which provides ample car standing spaces and leads to the rear detached garage.



Rear enclosed garden with patio and low brick wall with steps to upper lawn area. Side decorative colour pebble area. Pathways to upper paved sun terrace. Outside water tap.

Detached Garage

14'11 x 8'9 (4.55m x 2.67m)
With lighting and power provided by separate consumer unit. Rear door to garden and uPVC window.



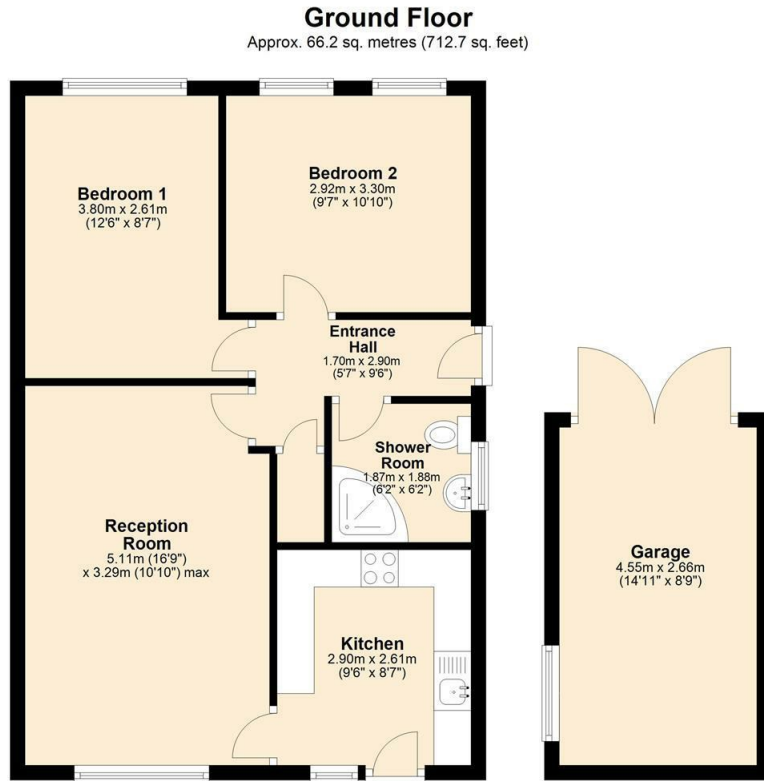
School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.



Floor Plan

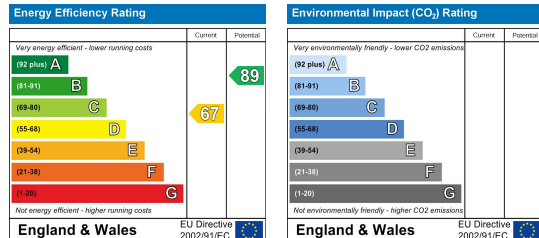


Total area: approx. 66.2 sq. metres (712.7 sq. feet)

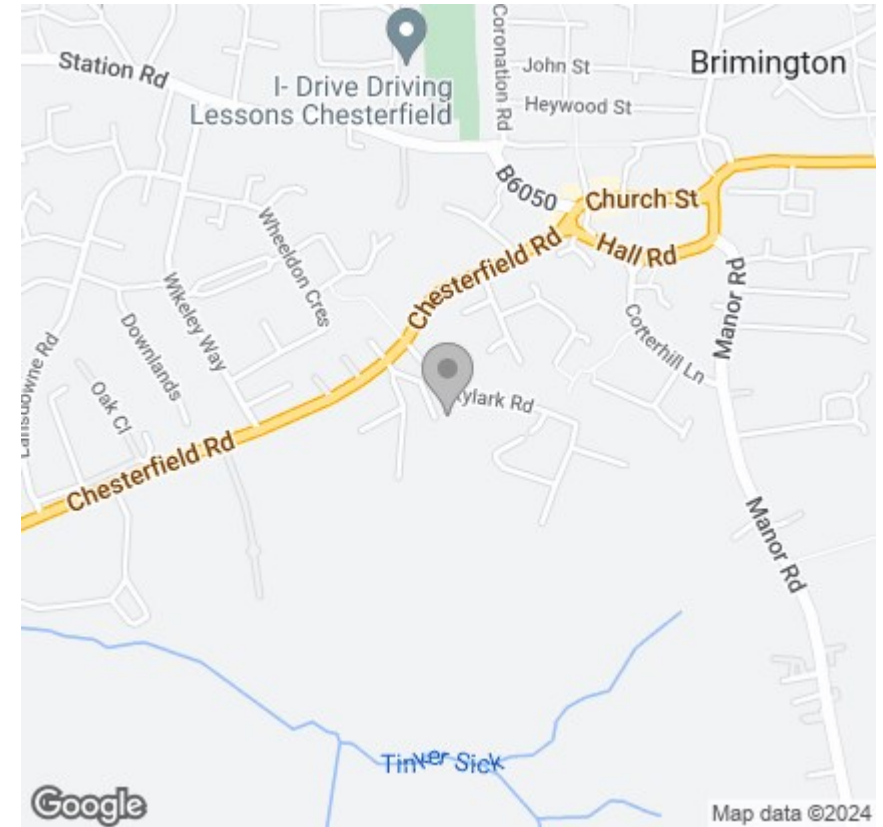
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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