



25 Chesterfield Road,
Brimington, S43 1AB

£280,000

W
WILKINS VARDY

£280,000

DETACHED BUNGALOW ON GENEROUS PLOT - TWO DOUBLE BEDROOMS - NO UPWARD CHAIN

Offered for sale with no upward chain, this detached bungalow occupies a generous plot and offers excellent potential for refurbishment and cosmetic improvement. The accommodation comprises a good sized living room, dual aspect kitchen, two double bedrooms, garden room, a shower room and rear porch with a WC off.

Externally, the property benefits from mature gardens to both the front and rear, together with a driveway providing ample off street parking and a detached garage. An ideal opportunity for buyers looking to personalise a property to their own taste.

The property is located just a short distance from the local shops and amenities in Brimington Village and is readily accessible for transport links towards Chesterfield, Dronfield and Sheffield.

- DETACHED BUNGALOW ON GENEROUS PLOT
- IN NEED OF REFURBISHMENT/MODERNISATION
- GOOD SIZED LIVING ROOM & GARDEN ROOM
- DUAL ASPECT KITCHEN
- SHOWER ROOM & REAR PORCH WITH WC OFF
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- MATURE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 73.0 sq.m./785 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

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

Entrance Hall

Having a built-in storage cupboard.

Living Room

12'1 x 11'11 (3.68m x 3.63m)
A good sized dual aspect reception room having a tiled fireplace with wood surround.

Bedroom One

11'10 x 10'6 (3.61m x 3.20m)
A good sized front facing double bedroom.

Shower Room

8'5 x 4'2 (2.57m x 1.27m)
Being fully tiled and having a shower cubicle with mixer shower and a pedestal hand wash basin.

Kitchen

13'0 x 9'0 (3.96m x 2.74m)
A dual aspect room, being part tiled and fitted with some basic base units with work surfaces over.
Inset single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker and a fridge/freezer.
A door gives access to a useful pantry.
A door gives access to a ...

Rear Porch

Having a tiled floor and a uPVC double glazed door opening to the rear of the property. A further door opens to a WC and an opening leads through into a garden room.

WC

6'4 x 4'7 (1.93m x 1.40m)
Fitted fitted a low flush WC and wash basin.

Bedroom Two

10'11 x 10'6 (3.33m x 3.20m)
A rear facing double bedroom having a built-in wardrobe with sliding mirror doors.

Garden Room

12'4 x 8'7 (3.76m x 2.62m)
A good sized room having a uPVC double glazed door opening to the rear of the property.

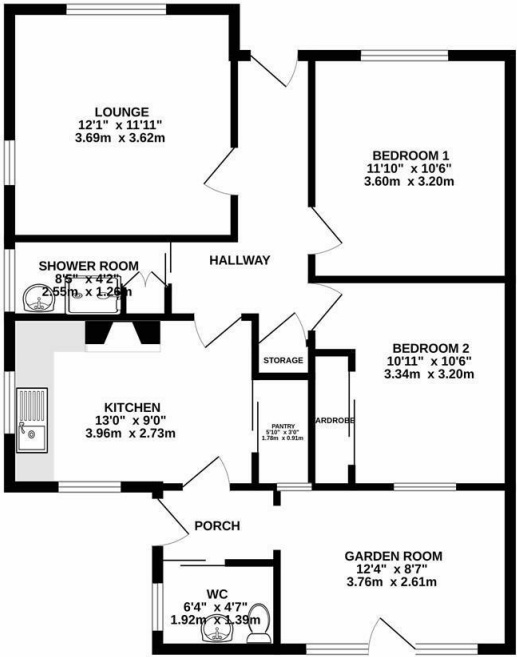
Outside

To the front of the property there is a lawned garden, alongside a long concrete driveway providing ample off street parking and leading up to a Detached Single Garage.

To the rear of the property there is a paved patio area and a good sized garden, predominantly laid to lawn with shrubs and tree borders.



GROUND FLOOR
785 sq.ft. (73.0 sq.m.) approx.



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		
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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