93 Lansdowne Road,
Brimington, S43 1AY

OFFERS IN THE REGION OF

£195,000

WILKINS VARDY

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WELL APPOINTED SEMI - TWO RECEPTION ROOMS - OFF STREET PARKING - ATTRACTIVE GARDENS - NO CHAIN

Offering 949 sq.ft. of well appointed accommodation, is this delightful semi detached house. The property boasts two good sized reception rooms, a modern fitted kitchen with integrated appliances and a separate utility room. There are also three comfortable bedrooms, and a shower room with separate WC. Outside, the property includes parking for two vehicles and attractive gardens to the front and rear.

Lansdowne Road is situated in an established residential area, well placed for accessing the amenities in Brimington and ideally situated for routes into Staveley, the Town Centre and towards Dronfield/Sheffield.

- Semi Detached Family Home
- Two Good Sized Reception Rooms
- Modern Fitted Kitchen with Granite Worktops & Integrated Appliances
- Separate Utility Room
- Three Good Sized Bedrooms
- Shower Room & Separate WC
- Car Port & Driveway Parking
- Attractive Enclosed Rear Garden
- EPC Rating: C
- NO CHAIN

General
Gas central heating (Vaillant Combi Boiler)
uPVC sealed unit double glazed windows and doors (except porch front door)
Solar panels (Owned)
Gross internal floor area - 88.2 sq.m./949 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor
A timber framed front entrance door opens into a ...

Entrance Porch
Having a glazed sliding door which opens to the ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Living Room
13'6 x 11'6 (4.11m x 3.51m)
A good sized front facing reception room, having a feature stone fireplace with an inset living flame coal effect gas fire, the fireplace extending to the side to provide TV standing.
An open archway leads through to the ...

Dining Room
11'1 x 9'8 (3.38m x 2.95m)
A second good sized reception room, being rear facing and having uPVC double glazed French doors which overlook and open onto the garden.

Kitchen
11'0 x 8'2 (3.35m x 2.49m)
Fitted with a range of modern cream wall, drawer and base units with under unit and LED plinth lighting, and complementary granite work surfaces and upstands.
Inset stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, microwave combi/grill oven, conventional oven, and 4-ring induction hob with granite splashback and extractor canopy over.
Built-in pantry.
Karndean flooring and downlighting.
A door from here leads into the entrance hall, and a further door gives access to the ...

Utility Room
8'1 x 6'9 (2.46m x 2.06m)
Being fully tiled, fitted with Karndean flooring and having uPVC double glazed doors to the front and rear.
Space and plumbing is provided for a washing machine.
Built-in double unit housing an integrated fridge/freezer.
Built-in broom cupboard.

On the First Floor

Landing
With loft access hatch having a pull down ladder to a part boarded roof space.

Bedroom One
13'7 x 8'8 (4.14m x 2.64m)
A good sized front facing double bedroom, having a range of Limelight fitted wardrobes and drawer units.

Bedroom Three
9'6 x 6'5 (2.90m x 1.96m)
A front facing single bedroom having a built-in over stair store cupboard.

Bedroom Two
11'1 x 10'8 (3.38m x 3.25m)
A good sized rear facing double bedroom, having a range of fitted wardrobes and a built-in cupboard.

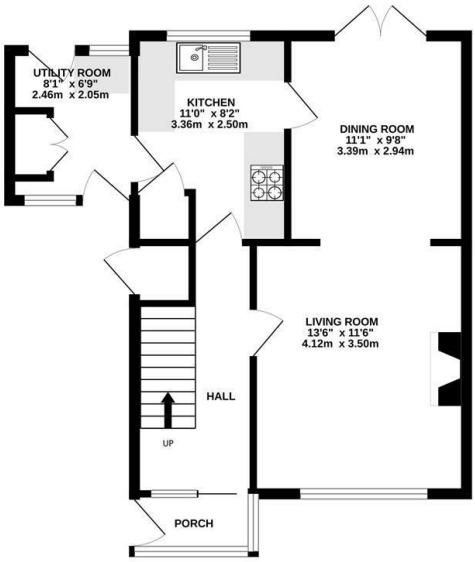
Shower Room
Being part tiled/part waterproof boarding and fitted with a 2-piece suite comprising of a Showerlux corner shower cubicle with mixer shower, and a pedestal wash hand basin.
Chrome heated towel rail.
Vinyl flooring.

Separate WC
Fitted with a low flush WC.

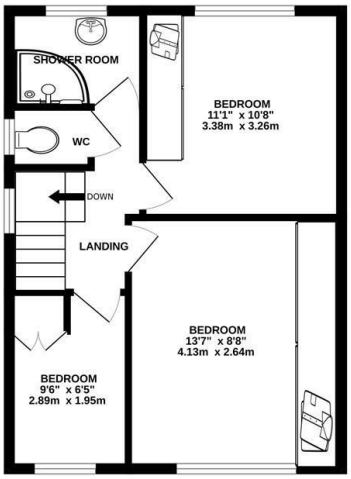
Outside
To the front of the property there is a concrete driveway providing off street parking and leading to a car port, where there is a door to an Integral Store. There is also a lawned garden with mature planted borders and hedging.

To the rear of the property there is an attractive enclosed tiered garden which comprises of a block paved patio having steps with rockeries either side leading up to a lawn with mature planted beds and borders, and beyond here further rockeries and hedging.

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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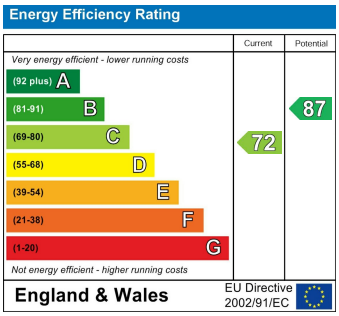

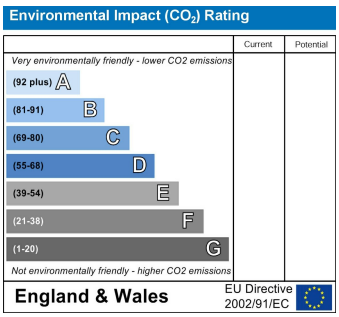

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VIEWINGS

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, gas fire, kitchen appliances, 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.

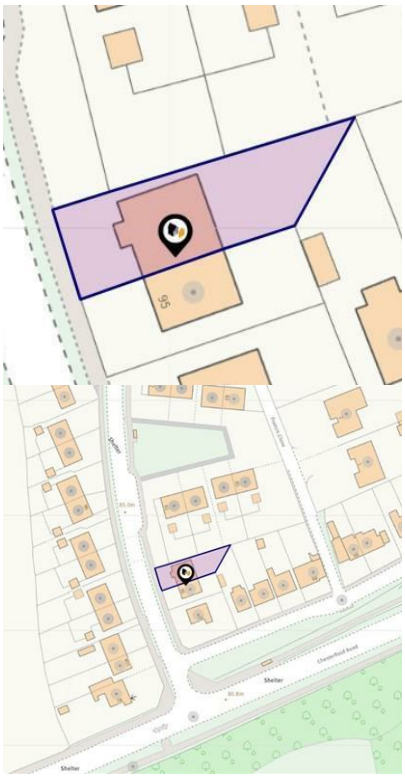
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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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