



**wA**ards  
estate agents

**Drake Terrace Station Road**

Brimington, Chesterfield, S43 1LW

**£85,000**



## Drake Terrace Station Road

Brimington, Chesterfield, S43 1LW

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

Fabulous opportunity to acquire this **TWO DOUBLE BEDROOM MID TERRACED HOUSE**- Perfect for **FIRST TIME BUYERS OR INVESTORS!**

Potential Yield of 9% per annum, based upon a purchase price of £85,000 and a monthly rental of £650

Situated close to local amenities, local shop and bus routes. Located within close proximity to excellent commuter road links via the A61/A617 to Chesterfield, Dronfield & Sheffield. M1 junction 29/29A provides good access further afield.

The accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing. Comprises of rear porch, modern ground floor shower room, breakfasting kitchen, front lounge. To the first floor two double bedrooms. Rear enclosed low maintenance garden. Off road parking.

Early viewing recommended!







### Additional Information

Gas Central Heating -Combi boiler installed in 2022  
uPVC double glazed windows  
Gross Internal Floor Area - 52.1Sq.m/ 561.1Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area- Springwell Community College

### Porch

5'10" 2'9" (1.78m 0.84m)

uPVC entrance door. Door into the ground floor shower room.



### Ground Floor Shower Room

6'5" x 5'10" (1.96m x 1.78m)

Being partly tiled and comprising of a 3 piece suite which includes a tiled shower enclosure with rainfall shower and additional spray hose. Low level WC and wash hand basin set in vanity units.

### Fitted Kitchen

11'4" x 10'0" (3.45m x 3.05m)

Comprising of a range of base and wall units with complimentary work surfaces, inset stainless steel sink unit and tiled splash backs. Integrated electric oven and hob. Space for washing machine. Space for table & chairs. Staircase to the first floor.



### Reception Room

11'11" x 11'4" (3.63m x 3.45m)

Front aspect family reception room with fire surround having an electric fire. Laminate flooring.

### First Floor Landing

2'11" x 2'5" (0.89m x 0.74m)

### Front Double Bedroom One

12'0" x 11'4" (3.66m x 3.45m)

Main double bedroom with front aspect window.







## Rear Double Bedroom Two

9'11" x 8'7" (3.02m x 2.62m)

A second good sized bedroom with rear aspect window. Rear views towards open fields.

## Outside

Rear low maintenance paved garden with space for garden shed and ranch style fencing.



## 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.



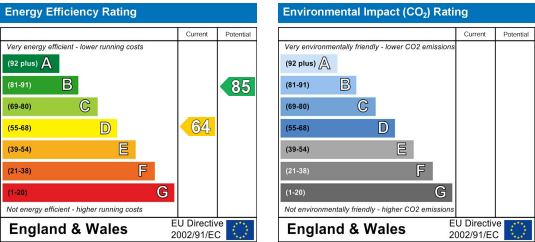
Floor Plan



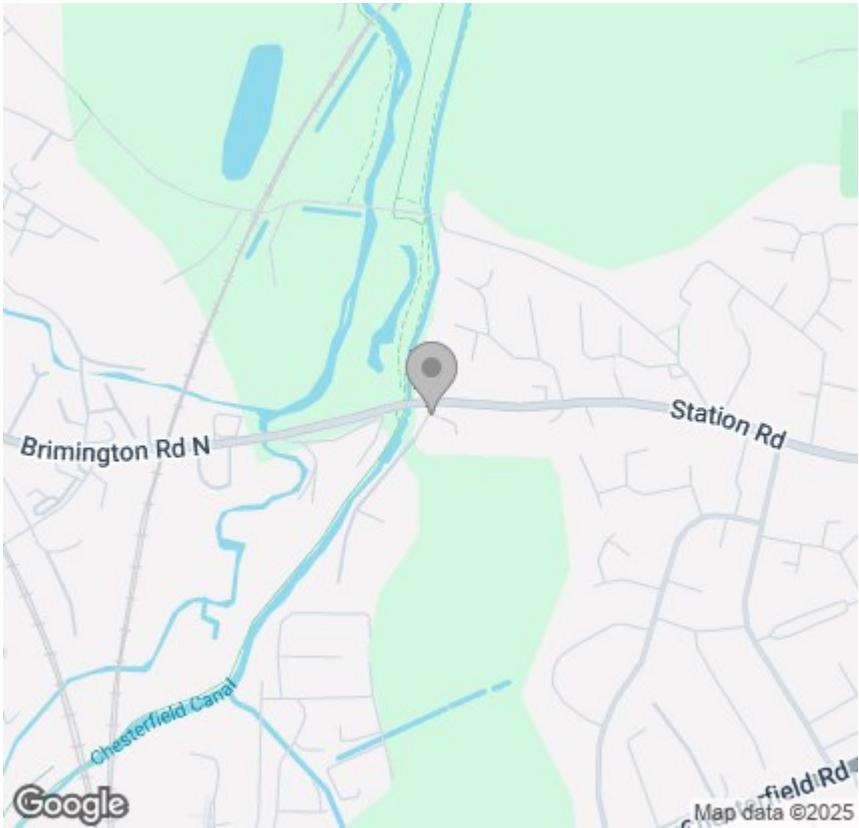
Viewing

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.

