

wards
estate agents

151 Manor Road

Brimington, Chesterfield, S43 1NP

Asking price £325,000

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We are delighted to present this generously proportioned THRE BEDROOM DETACHED PERIOD BUNGALOW which enjoys far reaching rear views over open countryside and benefits from a fabulous rear garden plot!! This bungalow has an attractive roadside presence and is situated within this extremely sought after residential location being 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 bungalow benefits from gas central heating, uPVC double glazing and comprises of entrance hallway, front reception room, dining kitchen, rear conservatory, main double bedroom, second double and third good sized versatile bedroom which could also be used for office/home working, family bathroom with 3 piece suite.

Low stone boundary walling to the front with a well established and mature shrubbery area with trees, bushes and planting. Front driveway provides ample car parking spaces and leads down the side drive and gives access to the rear detached garage.

Fabulous East facing extensive rear garden plot with substantial boundaries and views over open countryside. Large paved patio area and further sun terrace space, large lawned area, and superb orchard with Pear, Apple, Plum & Hazlenut trees. Greenhouse with both Grape and Peach Vine. A perfect setting for outside family/social entertaining and enjoyment.

























Additional Infomation
Gas Central Heating-Worcester Bosch boiler which is serviced annually
uPVC Double Glazed Windows
Gross Internal Floor Area- 124.8 Sq.m/1343.5 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area- Springwell Community College

Front Porch/Hallway
3'11" x 3'0" (1.19m x 0.91m)
uPVC front entrance door leading into the spacious hallway.

Inner Hall
12'10" x 12'6" (3.91m x 3.81m)
Access to the attic. Airing cupboard where the Worcester Bosch boiler is located.

Reception Room
14'6" x 11'11" (4.42m x 3.63m)
Family living room with front aspect bay window.

Kitchen/ Dining Room
19'4" x 12'5" (5.89m x 3.78m)
Comprising of a range of base and wall units with complementary work tops and inset sink. Integrated double oven induction hob with chimney extractor above. Space for dishwasher, washing machine and fridge. Wall mounted electric fire. Internal glazed wood framed window with view of the conservatory. Rear door to the gardens.

Conservatory/Garden Room
13'1" x 7'6" (3.99m x 2.29m)
uPVC conservatory with side door and French double doors leading onto the rear extensive gardens.

Front Double Bedroom One
13'8" x 12'0" (4.17m x 3.66m)
Main double bedroom with front aspect bay window. Range of fitted wardrobes.

Rear Double Bedroom Two
13'3" x 9'11" (4.04m x 3.02m)
Second double bedroom with rear aspect window which enjoys views over the extensive gardens. Range of fitted wardrobes.

Rear Single Bedroom Three
10'1" x 7'5" (3.07m x 2.26m)
A good sized versatile third bedroom which could also be used for office/study or home working. Rear aspect window with views over the gardens.













Family Bathroom
9'6" x 4'11" (2.90m x 1.50m)
Comprising of a three piece suite which includes a bath with mains shower above, wash hand basin set in vanity unit and low level WC. Heater towel rail.

Detached Garage
21'10" x 12'6" (6.65m x 3.81m)
Concrete sectional detached garage which is located to the rear of the property. There is lighting and power and remote controlled doors.

Outside
Low stone boundary walling to the front with a well established and mature shrubbery area with trees, bushes and planting. Front driveway provides ample car parking spaces and leads down the side drive and gives access to the rear detached garage.

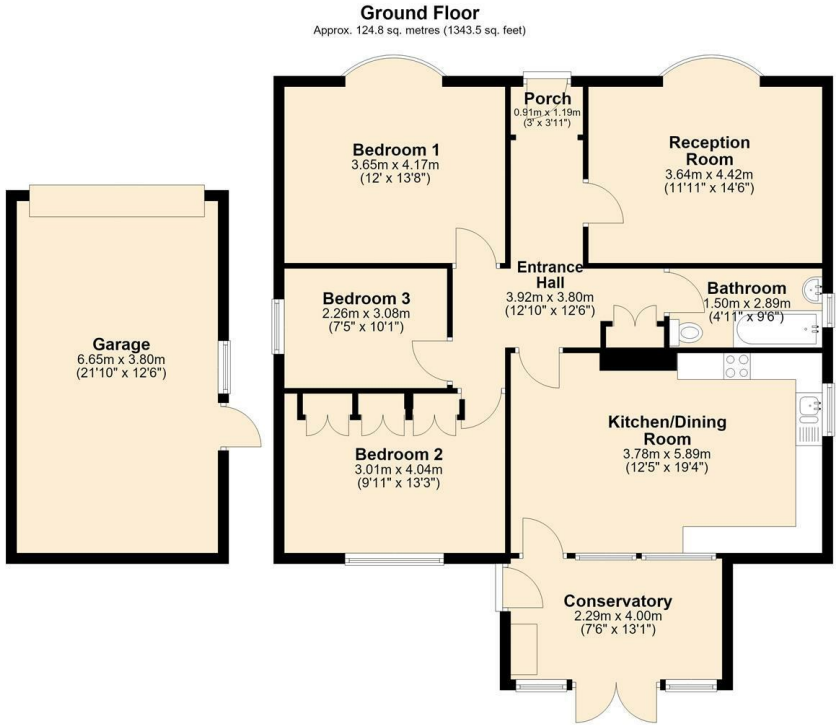
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School catchment areas

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. 124.8 sq. metres (1343.5 sq. feet)

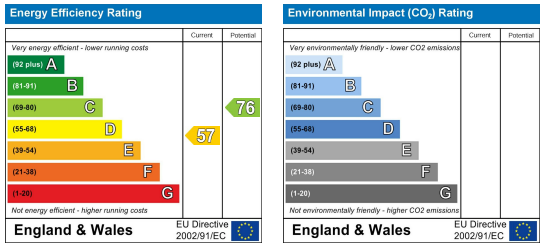
Area Map



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



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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