



## 32 The Crescent,

Brimington, Chesterfield, S43 1AZ

GUIDE PRICE £170,000 - £175,000

Situated in this ever Popular Residential Area of Brimington, Ideally Positioned for Local Amenities, Schools, Bus Routes and Major Commuter Routes to Dronfield, Sheffield & M1 Motorway. Ideally suited for first-time buyers, small families, and investors alike !

Internally the property comprises of, front entrance hall with newly fitted composite door, family reception room, utility room, kitchen, ground floor W/C, Gas Central Heating and uPVC Double Glazing. The second floor offers, two double bedrooms, a versatile third single bedroom, family bathroom, and separate W/C.

Well matured lawns to the front of the property, with access to the rear of the property via a side gate.

To the rear of the property, fenced and hedged boundaries, with steps leading to the mature lawned area. Outside tap and store with lighting and power.

### Additional Information

Newly fitted composite front door - 2025  
Gas Central Heating - Combi Boiler - Serviced Annually  
uPVC Double Glazed Windows  
Gross Internal Floor Area- 80.2 Sq.m/ 863.1 Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area -Springwell Community College





**Entrance Hall**  
7'3" x 6'1" (2.21m x 1.85m)  
Newly fitted composite front door, and store cupboard.



**Spacious Reception Room**  
16'9" x 11'6" (5.11m x 3.51m)  
Family room with dual aspect windows, original brick features, space for fire or log burner. Laminate flooring.

**Kitchen**  
9'2" x 9'1" (2.79m x 2.77m)  
Comprising of a range of base and wall units, with white tiled splashback and complementary worktops. Integrated electric oven and Induction hob. Space for washing machine and stainless steel sink. Rear patio door leading out onto the garden.



**Utility Room**  
7'3" x 5'11" (2.21m x 1.80m)  
Versatile space on the ground floor, currently used as a utility room, but could be used as an office / study.

**Cloakroom/WC**  
4'1" x 2'10" (1.24m x 0.86m)  
Comprising of a 2 piece suite which includes a wash hand basin and w/c

**First Floor Landing**  
10'9" x 5'8" (3.28m x 1.73m)  
Access to the insulated loft space. There is a store cupboard on the landing, where the boiler is located.

**Front Double Bedroom One**  
11'6" x 10'11" (3.51m x 3.33m)  
Main spacious double bedroom, with front uPVC window and built in store cupboard / wardrobe.

**Front Double Bedroom Two**  
11'6" x 8'6" (3.51m x 2.59m)  
Spacious double bedroom, with front uPVC window and built in store cupboard / wardrobe.



**Rear Single Bedroom Three**  
8'6" x 8'3" (2.59m x 2.51m)  
Versatile third bedroom, with rear aspect window with views over the garden. Could be used as home working office / study.



#### Family Bathroom

6'9" x 5'7" (2.06m x 1.70m)

Being mostly tiled, and comprising of a 2 piece suite which includes a pedestal sink, bath with overhead shower and screen.

#### Separate WC

4'9" x 2'8" (1.45m x 0.81m)

Partly tiled with low level w/c

#### Outside Store Room

5'10" x 2'10" (1.78m x 0.86m)

Benefitting from power and lighting.

#### Outside

Well matured lawns to the front of the property, with access to the rear of the property via a side gate.

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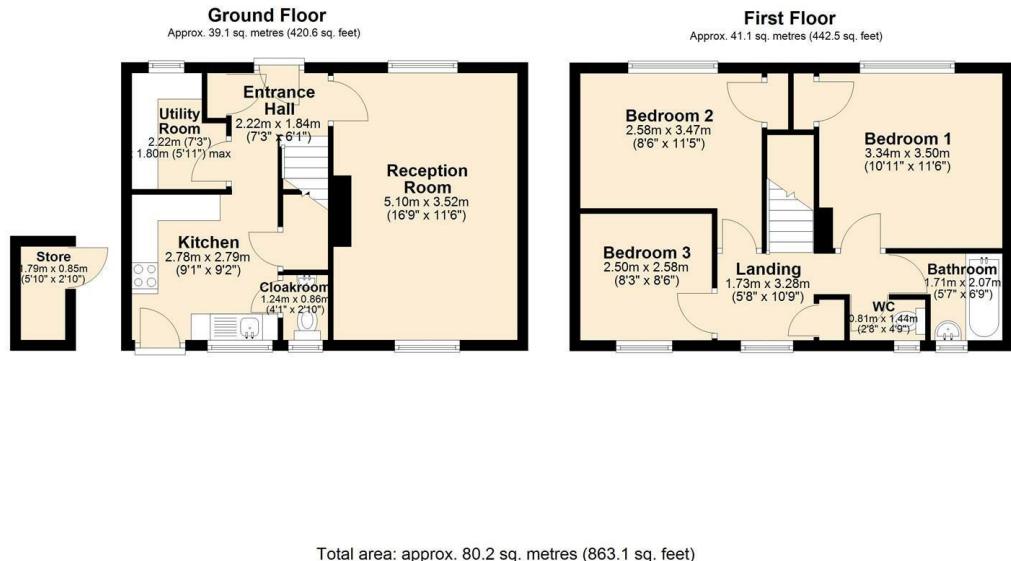


#### School catchment areas

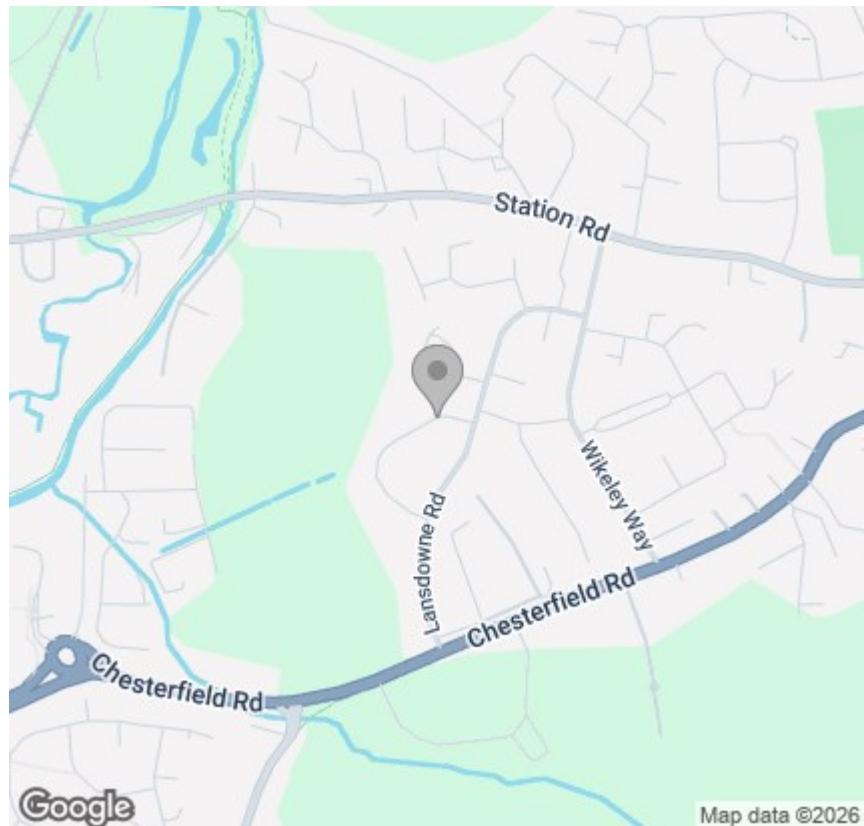
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



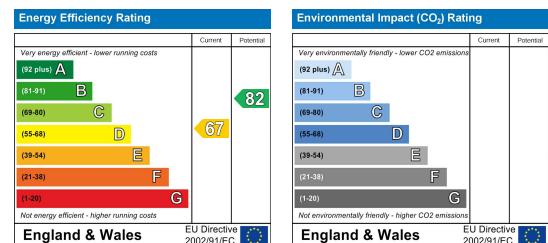
## Area Map



## 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.