



**w****ards**  
estate agents

## **7 Steeping Close**

Brimington, Chesterfield, S43 1ND

**£160,000**

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Early Viewing is Highly Recommended of this very well presented and maintained **TWO DOUBLE BEDROOM SEMI DETACHED HOUSE!!** Conveniently located close to all local amenities, schools including Netherthorpe & bus routes. Path at the head of cul de sac gives access to local shops.

Ideal for First Time Buyers, Small Families or Investors alike! Internally the neutrally decorated interior includes the benefit of gas central heating with a Combi boiler and uPVC double glazing. Comprises of entrance hall, reception room, rear integrated kitchen, two first floor bedrooms and partly tiled family bathroom with 3 piece suite.

Front driveway provides ample car standing spaces for 2/3 vehicles. Mature lawn area and side secure gated access to the rear gardens.

Beautifully presented rear enclosed gardens with substantially fenced boundaries. Stone patio and pathways. Well maintained lawn area, low maintenance gravel area. Garden shed and garden storage container.





### **Additional Information**

Gas Central Heating-Vaillant Combi Boiler - serviced 2025  
uPVC Double Glazed windows/facias  
Gross Internal Floor Area- 59.8 Sq.m/ 643.6 Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area - Springwell Community College

Window blinds are included  
New carpets included  
Several items of furniture included by separate negotiations.

### **Entrance Hall**

3'7" x 3'3" (1.09m x 0.99m)  
Front entrance uPVC door into the hall.  
Stairs climb to the first floor.

### **Reception Room**

16'5" x 13'0" (5.00m x 3.96m)  
Well presented family reception room with front aspect window. Inset brick hearth with electric stove(gas available, capped off)

### **Integrated Kitchen**

12'11" x 7'8" (3.94m x 2.34m)  
Comprising of a range of base and wall units with complimentary work surfaces, inset sink and tiled splash backs. Integrated electric over, as hob and chimney extractor fan. Space for washing machine and fridge/freezer. The Vaillant Combi Boiler is located in the kitchen and was serviced in 2025.

### **First Floor Landing**

5'9" x 2'7" (1.75m x 0.79m)  
Airing cupboard now used for linen storage. Access to the insulated loft space which is partly boarded and has lighting.

### **Front Double Bedroom One**

12'10" x 10'0" (3.91m x 3.05m)  
Main double bedroom with front aspect window. Fitted wardrobes and useful additional storage cupboard.





### **Rear Double Bedroom two**

11'4" x 7'6" (3.45m x 2.29m)

A good sized second bedroom with rear aspect window which provides view over the rear gardens.

### **Family Bathroom**

8'4" x 5'3" (2.54m x 1.60m)

Being partly tiled and comprising of a 3 piece White suite which includes a bath with mains shower and shower screen, pedestal wash hand basin and low level WC.



### **Outside**

Front driveway provides ample car standing spaces for 2/3 vehicles. Mature lawn area and side secure gated access to the rear gardens.

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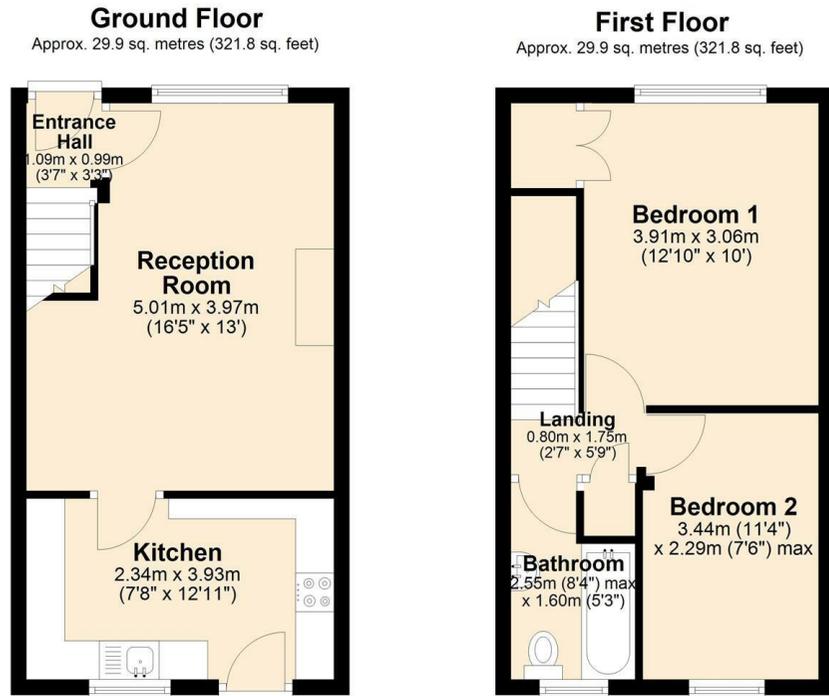
### **School catchment areas**

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

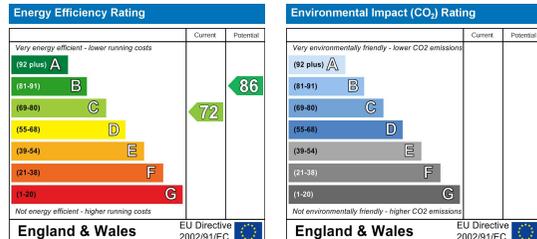


Total area: approx. 59.8 sq. metres (643.6 sq. feet)

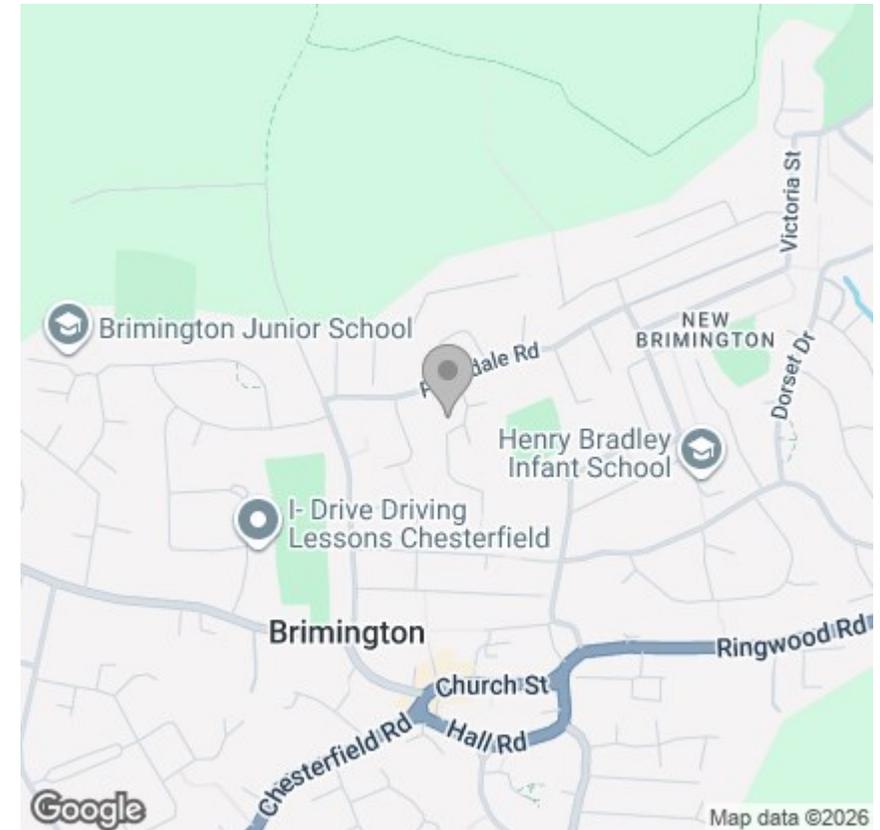
## Viewing

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.

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