



328A Manor Road,
Brimington, S43 1NX

£229,950

W
WILKINS VARDY

£229,950

SEMI DETACHED HOUSE - GENEROUS CORNER PLOT - RE-FITTED BATHROOM - DETACHED GARAGE

Occupying a generous corner plot is this well proportioned semi detached house offering 698 sq.ft. of neutrally decorated accommodation which includes a spacious dual aspect living/dining room, a good sized dual aspect kitchen/diner, two double bedrooms and a re-fitted bathroom. Externally, the property benefits from gardens to the front, side and rear, together with a detached garage and additional car standing space.

Situated in this popular residential area, the property is well placed for the nearby amenities in Calow and Brimington and ideally situated for transport links into the Town Centre and towards the M1 Motorway.

- SEMI DETACHED HOUSE ON GENEROUS CORNER PLOT
- GOOD SIZED DUAL ASPECT KITCHEN/DINER
- RE-FITTED BATHROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- SPACIOUS DUAL ASPECT LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS
- GARDENS TO THE FRONT, SIDE AND REAR
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 64.9 sq.m./698 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door opens into the ...

Living Room

19'2 x 14'6 (5.84m x 4.42m)

A spacious dual aspect respect room with a bay window overlooking the rear garden.

A staircase rises to the first floor accommodation.

Kitchen/Diner

21'2 x 7'9 (6.45m x 2.36m)

A good sized dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary wood work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with extractor hood over.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.

Vinyl flooring and downlighting.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

14'3 x 8'8 (4.34m x 2.64m)

A good sized front facing double bedroom.

Bedroom Two

10'4" x 9'8" (3.15m x 2.95m)

A good sized rear facing double bedroom.

Re-Fitted Bathroom

7'10 x 6'5 (2.39m x 1.96m)

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, wash hand basin with storage below, and a low flush WC.

Chrome heated towel rail.

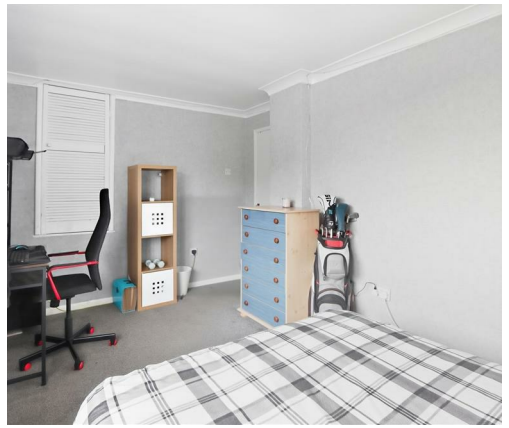
Vinyl flooring.

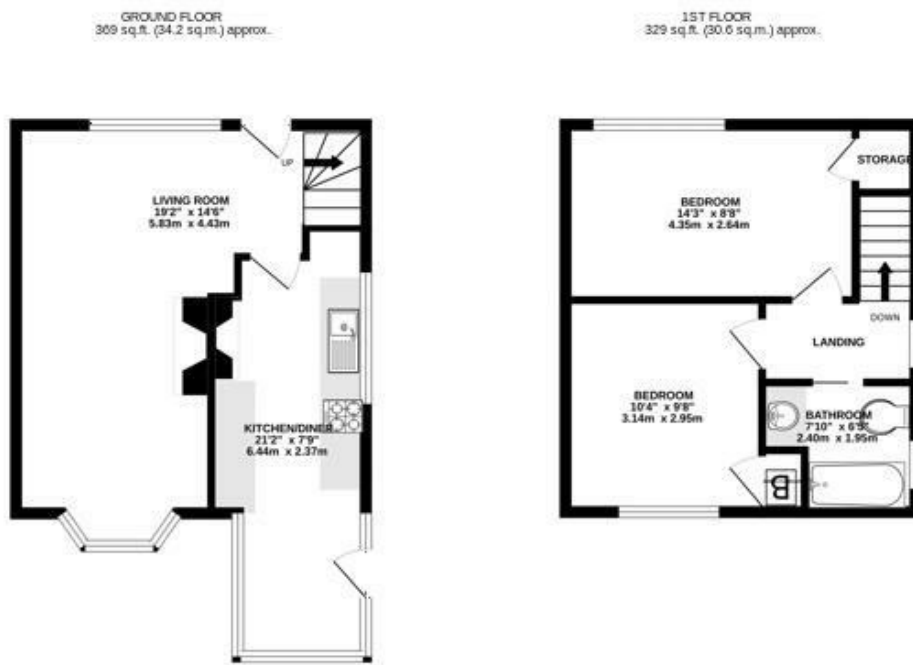
Outside

The property sits on a generous corner plot, having a lawned garden and a decorative pebbled area with shrubs and a circular paved patio to the front of the property.

A gate gives access down the side of the property where there is a further pebbled area with circular paved patio and a large wooden shed having light and power. Beyond here, there is a further paved seating area with an electric sun canopy over the bay window and an artificial lawn with raised planted borders and additional paved seating area. An external power point is also provided.

There is also a detached single garage and off street parking for two cars which is accessed off Barry Road.





TOTAL FLOOR AREA: 698 sq.ft. (64.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the footprint (internal) area, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
 Made and Issued: 12/2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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, 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.

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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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