



171 Manor Road,
Brimington, S43 1NR

OFFERS IN THE REGION OF

£129,000

W

WILKINS VARDY

£129,000

END TERRACE HOUSE - REQUIRING SOME COSMETIC UPGRADING/REFURBISHMENT - NO CHAIN

This affordable end terraced house offers 545 sq.ft. of generously proportioned accommodation, which would benefit from a scheme of cosmetic upgrading/refurbishment to create a lovely home for a small family, couple or individual seeking a cosy retreat.

Upon entering, you are welcomed into a good sized kitchen and living room, whilst on the first floor there are two comfortable bedrooms and a shower room. One of the notable advantages of this property is the availability of parking for one vehicle, a valuable asset in this area. The location itself is highly desirable, with local amenities, schools, and parks within easy reach, making it a practical choice for everyday living.

In summary, this terraced house on Manor Road presents an excellent opportunity for those looking to settle in a friendly community in Chesterfield, and it is certainly worth considering for your next home.

- Affordable End Terrace House
- Requiring Some Cosmetic Upgrading/Refurbishment
- Good Sized Living Room
- Good Sized Kitchen
- Two Bedrooms
- Shower Room/WC
- Off Street Parking and Mature, Enclosed South Facing Rear Garden
- NO CHAIN
- EPC Rating: D

General

Gas central heating (Ideal 24 Combi Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 50.6 sq.m./545 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A wooden front entrance door opens into the ...

Kitchen

12'11 x 9'1 (3.94m x 2.77m)
Spanning the full width of the property, being part tiled and fitted with a basic range of wall, drawer and base units with work surfaces.
Inset single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and a fridge/freezer.
Built-in airing cupboard housing the gas boiler, electric meter and consumer unit.
Tiled floor.

Living Room

12'11 x 12'2 (3.94m x 3.71m)
A good sized rear facing reception room, spanning the full width of the property and having a gas fire sat on a tiled hearth.
Fitted base unit to the alcove.
An open tread staircase rises to the First Floor accommodation.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

13'1 x 12'2 (3.99m x 3.71m)
A good sized rear facing double bedroom.

Bedroom Two

9'1 x 7'7 (2.77m x 2.31m)
A front facing single bedroom.

Shower Room

Being part tiled and fitted with a 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Outside

A shared block paved driveway gives pedestrian access up to the front entrance door, and to the attached outhouse (which was a former WC).

There is a concrete/gravelled driveway to the side of the property providing off street parking.

A gate gives access to a mature, enclosed south facing rear garden which comprises of a concrete hardstanding area, decorative gravel beds, a small lawn, plants and shrubs.



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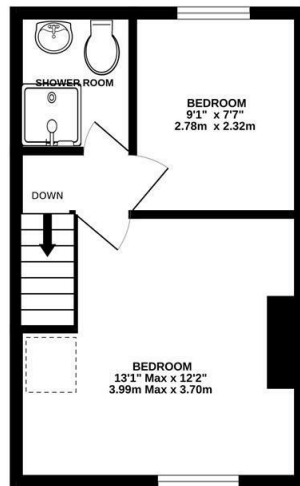
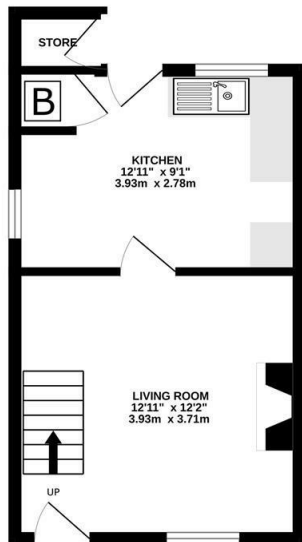
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.

1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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RICS



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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.

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 Consultant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
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

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