



61 Rayleigh Avenue,
Brimington, S43 1JR

OFFERS IN THE REGION OF

£185,000

W
WILKINS VARDY

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£185,000

EXTENDED BAY FRONTED SEMI - NO CHAIN - LOW MAINTENANCE GARDENS

This delightful bay fronted semi detached house on Rayleigh Avenue has been extended to the rear and provides an inviting 718 sq. ft. of well proportioned accommodation. The property features a good sized living room and an 'L' shaped dual aspect kitchen/diner with integrated cooking appliances and sliding patio door which opens to the enclosed west facing rear garden. With two double bedrooms and a wet room, this property presents a wonderful opportunity for first time buyers or those looking to downsize.

The property is situated in an established residential neighbourhood, well placed for accessing the local amenities in Brimington Village, and readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield.

- Extended Bay Fronted Semi Detached House
- 'L' Shaped Dual Aspect Kitchen/Diner with Integrated Cooking Appliances
- Wet Room
- Low Maintenance Gardens to the Front and Rear
- EPC Rating: D
- Good Sized Living Room
- Two Good Sized Double Bedrooms
- Potential Off Street Parking
- NO UPWARD CHAIN

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed widows and doors
Gross internal floor area - 66.7 sq.m./718 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'3 x 11'11 (4.04m x 3.63m)
A good sized bay fronted reception room, having a feature fireplace with stone effect surround, marble inset and hearth, and an inset electric fire.

'L' Shaped Kitchen/Diner

15'9 x 15'6 (4.80m x 4.72m)
A good sized dual aspect room, being part tiled and fitted with a range of beech effect wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an eye level electric double oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a further three under counter appliances.
Vinyl flooring.
A double glazed door in the kitchen area, and a uPVC double glazed sliding patio door in the dining area, both open onto the rear of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

13'3 x 10'9 (4.04m x 3.28m)
A good sized front facing double bedroom, having a range of built-in wardrobes with sliding mirror doors.

Bedroom Two

10'8 x 8'6 (3.25m x 2.59m)
A good sized rear facing double bedroom having an overbed fitment comprising of two single wardrobes with mirror doors and overhead storage.

Wet Room

Being part tiled/part waterproof boarding and having a shower area with mixer shower and half height folding shower doors, low flush WC and semi recessed wash hand basin with storage units above and below.
Built-in airing cupboard housing the gas boiler.
Waterproof vinyl flooring, and downlighting.

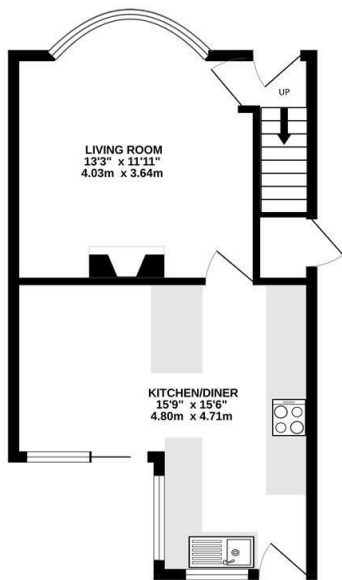
Outside

To the front there is a low maintenance pebbled garden with a corner bed of plants and shrubs. Wooden double gates open to a potential car standing space.

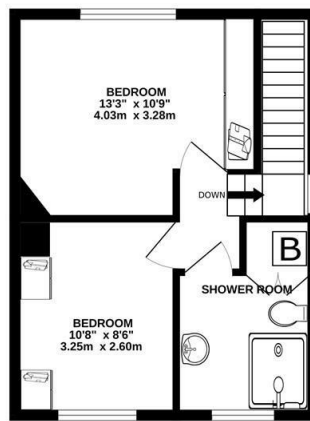
A paved path leads down the side of the property, where there is a door to an integral store. A gate opens to the enclosed west facing rear garden which comprises of a paved patio and low maintenance decorative pebble and slate garden, with beds and borders of plants and shrubs.



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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, electric fire, kitchen appliances, 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.

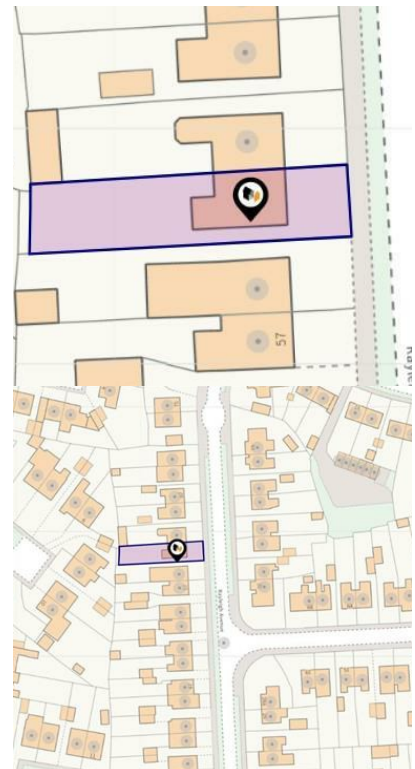
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



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

wilkins-varidy.co.uk