



7 Sydney Street,
Brampton, S40 1DA

OFFERS IN THE REGION OF

£145,000

W
WILKINS VARDY

£145,000

MID TERRACE HOUSE - TWO DOUBLE BEDROOMS - NO UPWARD CHAIN - POPULAR & CONVENIENT LOCATION

Offered for sale with no upward chain, this two bedroom mid terraced house provides well arranged accommodation, ideal for first time buyers, couples or investors.

The property briefly comprises a living room, kitchen/diner fitted with modern units, ground floor cloakroom/WC, two double bedrooms and a bathroom/WC. Externally, the property benefits from a forecourt garden and an enclosed, east facing rear garden, providing a pleasant outdoor space.

The property is conveniently situated within walking distance of the various shops, bars and restaurants on Chatsworth Road and is readily accessible for the Town Centre, and within Brookfield School catchment.

- ATTRACTIVE MID TERRACE HOUSE
- POPULAR & CONVENIENT LOCATION
- GOOD SIZED LIVING ROOM
- KITCHEN/DINER WITH MODERN UNITS & INTEGRATED COOKING APPLIANCES
- GROUND FLOOR WC
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- ENCLOSED REAR GARDEN
- NO CHAIN
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 69.4 sq.m./747 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

Living Room

14'0 x 10'3 (4.27m x 3.12m)

A good sized front facing reception room, fitted with LVT flooring and having a feature fireplace with an inset coal effect gas fire.

Kitchen/Diner

14'0 x 12'2 (4.27m x 3.71m)

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

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

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

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

Vinyl flooring.

A staircase rises to the first floor accommodation.

A door gives access to steps which lead down to a cellar (6'7 x 2'8),

A further door gives access to a ...

WC

7'7 x 4'3 (2.31m x 1.30m)

Fitted with a low flush WC and having a hand wash basin with storage below.

Tiled floor.

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

On the First Floor

Landing

Bedroom One

14'0 x 10'3 (4.27m x 3.12m)

A generous front facing double bedroom, spanning the full width of the property and fitted with LVT flooring.

Bedroom Two

14'9 x 6'11 (4.50m x 2.11m)

A rear facing double bedroom.

Bathroom

9'3 x 7'2 (2.82m x 2.18m)

Fitted with a white 3-piece suite comprising a bath with tiled splashback, bath/shower mixer tap and glass shower screen, pedestal hand wash basin and a low flush WC.

Tiled floor.

Outside

There is a walled forecourt garden. On street parking is available in the area.

To the rear of the property there is an enclosed east facing garden comprising a yard area, a paved patio and a lawn.

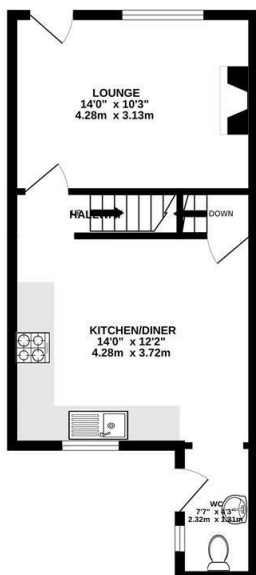


BASEMENT
39 sq ft. (3.6 sq m.) approx.

GROUND FLOOR
376 sq ft. (35.1 sq m.) approx.

1ST FLOOR
352 sq ft. (32.7 sq m.) approx.

CELLAR
67' x 2'9"
2.01m x 0.81m



TOTAL FLOOR AREA: 747 sq ft. (69.4 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, 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.

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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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	



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