173 Manor Road,
Brimington, S43 1NR

OFFERS IN THE REGION OF

£109,500

WILKINS VARDY

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AFFORDABLE MID TERRACE HOUSE - REQUIRES REFURBISHMENT - SOUTH FACING GARDEN - NO CHAIN

Offered for sale with no chain, is this delightful mid terraced house which offers a modest yet inviting 565 square feet of living space, which requires some modernisation/refurbishment. The property features a good sized kitchen and spacious living room with bay window overlooking the mature south facing rear garden, two bedrooms and a bathroom.

Located in a popular residential area, this home is well placed for accessing the local amenities in Brimington Village and is readily accessible for commuter links towards Staveley and Chesterfield Town Centre.

Don't miss the chance to make this house your new home.

- Affordable Mid Terrace House
- Requiring some Cosmetic Upgrading/Refurbishment
- Good Sized Living Room with Bay Window
- Kitchen
- Two Bedrooms
- Bathroom/WC
- Mature Enclosed South Facing Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General
Gas central heating (Worcester Greenstar RI Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 52.5 sq.m./565 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor
A timber framed single glazed front entrance door opens into an ...

Entrance Porch
Having a timber framed single glazed window and a tiled floor. An internal door opens into the ...

Kitchen
9'2 x 9'1 (2.79m x 2.77m)
Being part tiled and having a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and an under counter fridge or freezer.
Tiled floor.
A door gives access to a built-in under stair store cupboard, and a further door opens to a staircase which rises to the First Floor accommodation.

Living Room
13'10 x 13'0 (4.22m x 3.96m)
A good sized reception room with bay window and uPVC double glazed door opening onto the rear of the property.
This room has a built-in base unit to the alcove, a wood fire surround and a wall mounted pebble bed electric fire.

On the First Floor

Landing
With loft access hatch.

Bedroom One
13'0 x 12'2 (3.96m x 3.71m)
A spacious rear facing double bedroom, spanning the full width of the property.

Bedroom Two
9'2 x 4'10 (2.79m x 1.47m)
A front facing single bedroom.

Shower Room
Being part tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Built-in over stair airing cupboard housing the hot water cylinder.
Vinyl flooring.

Outside
A shared block paved entrance leads up to the front entrance door.

To the rear of the property there is an enclosed garden which comprises of a lawn with mature shrubs, bushes and hedging.

sprift

Know any property instantly

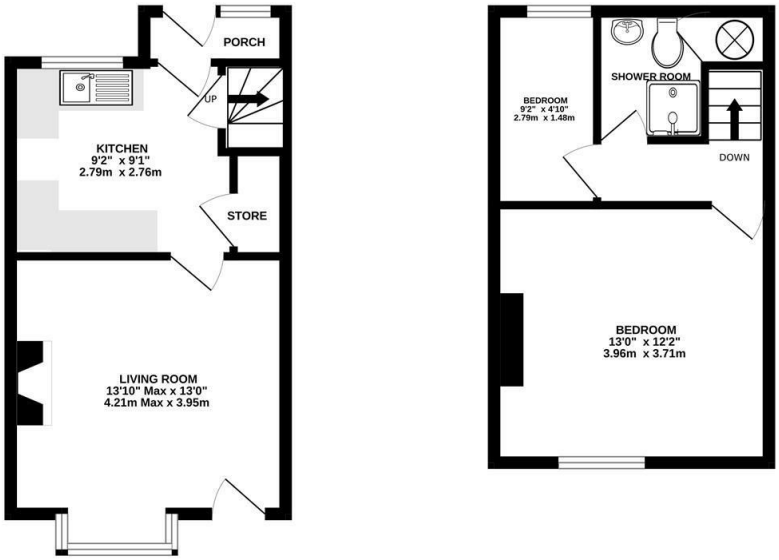
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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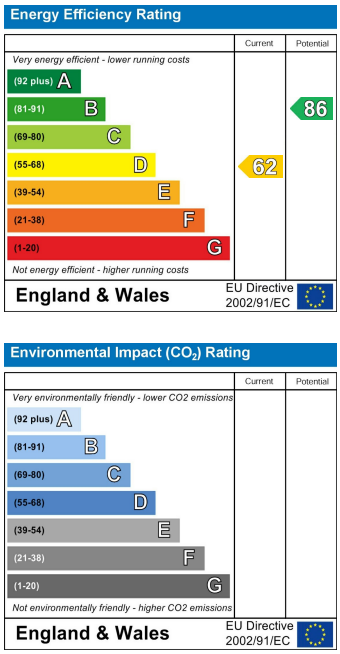

VIEWINGS

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, 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.