



Melrose, 491 Chatsworth Road,  
Brampton, S40 3AU

OFFERS IN THE REGION OF

£299,950

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WILKINS VARDY

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CHARACTER BAY FRONTED VICTORIAN VILLA - REFURBISHMENT/RENOVATION PROJECT - NO CHAIN

A rare opportunity has arisen to acquire a four bedroomed bay fronted semi detached Victorian house providing 1303 sq. ft. of characterful accommodation over three storeys, which requires a full scheme of refurbishment/renovation. Benefitting from two spacious receptions rooms, a kitchen with walk-in pantry and a family bathroom, this property offers a blank canvas for someone to create their dream home. The property also benefits from a mature enclosed rear garden with useful outbuildings and a detached single garage.

Situated within the Chatsworth Road Conservation Area, the property is well placed for the local shops, bars and cafes and is within Brookfield School catchment, as well as being readily accessible for routes into Chesterfield and towards the Peak District.

- Character Bay Fronted Victorian Semi Detached House requiring Refurbishment/Renovation
- Located in Chatsworth Road Conservation Area
- Two Spacious Reception Rooms
- Good Sized Kitchen with Walk-in Pantry
- Four Good Sized Double Bedrooms, all with Cast Iron Fireplaces
- Family Bathroom
- Mature, Enclosed Rear Garden with Outbuildings
- Detached Single Garage to the Rear
- NO CHAIN
- EPC Rating: F

## General

Gas central heating (Glow Worm Boiler)  
Sealed unit double glazed windows  
Gross internal floor area - 121.0 sq.m./1303 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - ~Brookfield Community School

## On the Ground Floor

French doors open into an ...

## Entrance Porch

Having the original tiled floor. A wooden framed and stained glass door opens into an ...

## Entrance Hall

Having the original tiled floor, and a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

## Living Room

14'7 x 13'0 (4.45m x 3.96m)  
A good sized bay fronted reception room with original picture rail and coving, and a feature fireplace with tiled inset and hearth.

## Dining Room

14'5 x 12'0 (4.39m x 3.66m)  
A second good sized reception room having a box bay window, original picture rail and coving, and a feature fireplace with gas fire.

## Kitchen

12'0 x 10'9 (3.66m x 3.28m)  
Having a single drainer stainless steel sink with tiled splashback.  
A door gives access to a useful pantry which has a tiled floor and the original cold slab.  
Tiled floor.  
A door gives access onto the rear of the property.

## On the First Floor

## Landing

Having a built-in double cupboard. A door gives access to a staircase which rises to the Second Floor accommodation.

## Bedroom One

13'0 x 11'11 (3.96m x 3.63m)  
A good sized front facing double bedroom having a picture rail and feature cast iron fireplace.

## Bedroom Two

12'0 x 12'0 (3.66m x 3.66m)  
A good sized rear facing double bedroom having a picture rail and a feature cast iron fireplace.

## Bedroom Three

12'0 x 10'9 (3.66m x 3.28m)  
A good sized rear facing double bedroom having a feature cast iron fireplace.

## Bathroom

Being fully tiled and fitted with a panelled bath, pedestal wash hand basin and a low flush WC.  
The hot water cylinder is also located in this room.

## On the Second Floor

## Bedroom Four

12'10 x 12'1 (3.91m x 3.68m)  
A good sized double bedroom having a feature cast iron fireplace.  
There is an access panel to eaves storage.  
A door gives access to an ...

## Accessible Roof Void

16'9 x 10'9 (5.11m x 3.28m)  
Which could be converted to form additional accommodation (subject to obtaining the necessary consents).

## Outside

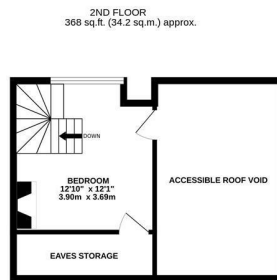
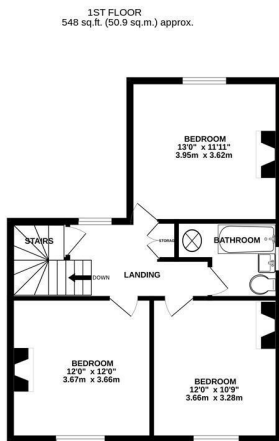
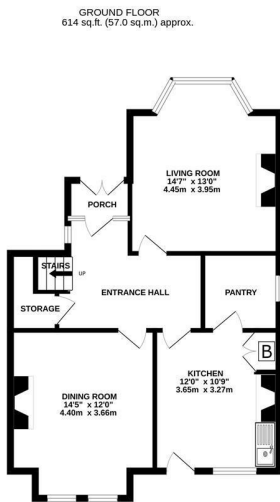
To the front of the property there is a walled and block paved garden with two mature trees.

A path gives access down the side of the property to a gate which opens to the rear garden, where there is a paved patio and lawn with mature borders of plants and shrubs. There are two original brick built outhouses, one being a coal store, the other being a wash house. At the top of the garden there is a further paved patio and brick built outhouse, together with a detached garage which is accessed via rear service road.





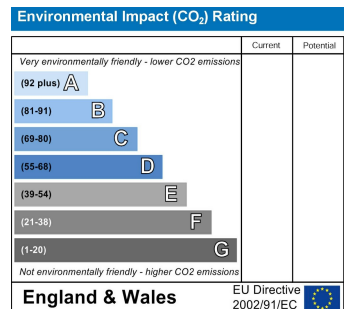
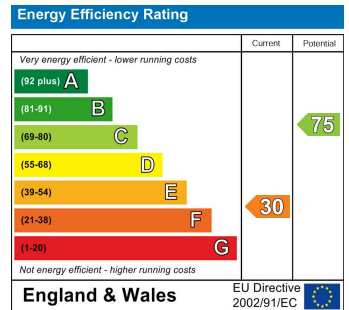




TOTAL FLOOR AREA: 1530 sq.ft. (142.1 sq.m.) approx.

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, gas fire, 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 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 Consultant.



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