



15 George Street,
Brimington, S43 1HG

£165,000

W
WILKINS VARDY

£165,000

WELL APPOINTED SEMI - MODERN KITCHEN - THREE BEDS - CUL-DE-SAC POSITION - NO CHAIN

Offered for sale with no upward chain is this delightful three bedroomed semi detached house which offers 861 sq.ft. of neutrally presented accommodation.

From the entrance hall, you are welcomed into a spacious dual aspect reception room, perfect for both relaxation and entertaining guests. The property also features a cloaks/WC and a modern fitted kitchen. With three bedrooms and a modern shower room, this is an ideal family home or for someone looking to downsize. Outside, there is off street parking and gardens to the side and rear.

Situated in a friendly neighbourhood, this home benefits from local amenities and excellent transport links, making it easy to access Chesterfield Town Centre and beyond. The surrounding area is known for its community spirit and offers a variety of parks and recreational facilities, ideal for outdoor enthusiasts.

This property is not to be missed.

- WELL PROPORTIONED SEMI-DETACHED HOUSE

- SPACIOUS DUAL ASPECT LOUNGE/DINER

- THREE BEDROOMS

- OFF STREET PARKING

- NO CHAIN

- CUL-DE-SAC POSITION

- MODERN FITTED KITCHEN

- SHOWER ROOM AND SEPERATE WC

- ENCLOSED REAR GARDEN

- EPC RAITING: D

General

Gas Central Heating - (Ideal Logic Combi Boiler)

uPVC triple glazed windows and composite doors

Gross internal floor area - 861 sq.ft/80.0sq.m

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door with double glazed side panel opens into an...

Entrance Hall

Having a built understairs store cupboard. A staircase rises to the first floor accommodation.

Cloakroom/WC

Fitted with a 2-piece suite comprising of a low flush WC and wash hand basin.

Lounge/Diner

22'9" x 12'0" (6.93m x 3.66m)

A spacious dual aspect reception room having a feature fireplace with an inset electric fire.

Kitchen

9'11" x 8'11" (3.02m x 2.72m)

A dual aspect room, being part tiled and fitted with a range of modern grey shaker style wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Included in the sale are the washing machine and free standing cooker with fitted extractor hood over.

Laminate flooring.

A composite door gives access onto the rear of the property.

On to the First Floor

Good sized landing.

Landing

Master Bedroom

12'9" x 12'1" (3.89m x 3.68m)

A good sized front facing double bedroom having built in storage.

Bedroom Two

12'1" x 9'11" (3.68m x 3.02m)

A good sized rear facing double room.

Bedroom Three

9'7" x 6'11" (2.92m x 2.11m)

A front facing bedroom.

Shower Room

Being fully tiled and having a 2-piece white suite comprising of a walk in shower enclosure with mixer shower, and a semi recessed wash hand basin with storage below.

Laminate flooring.

WC

Fitted with a low flush WC.

Outside

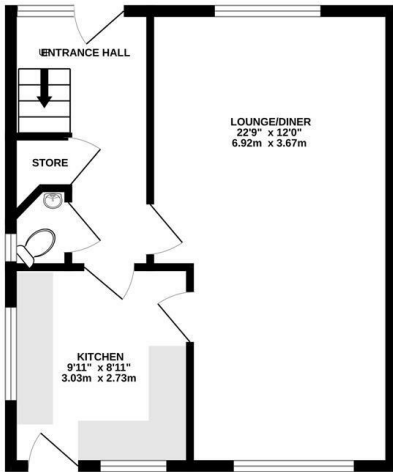
To the front of the property there is a concrete driveway providing off street parking for one vehicle, alongside a decorative gravel garden.

A wide concrete path to the side of the property, together with a lawned garden with raised borders leads round to the rear of the property.

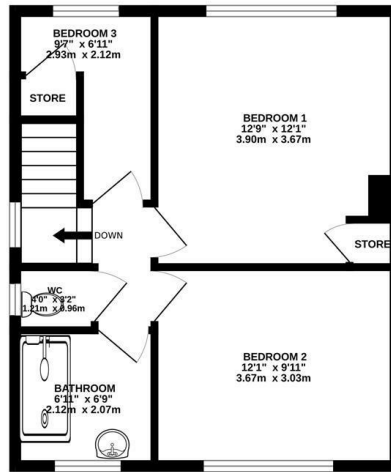
The enclosed rear garden comprises of a paved patio with steps leading down to a lawn with decorative slate bed.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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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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 (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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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, 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.



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