



22 Lansdowne Road,
Brimington, S43 1BG

£160,000

W
WILKINS VARDY

£160,000

EXTENDED SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - OFF STREET PARKING - MODERN KITCHEN AND BATHROOM - LEASED SOLAR PANELS - UTILITY & GROUND FLOOR WC

Upon entering, you will find a well-appointed bay fronted reception room that offers a warm and inviting atmosphere as well as a good sized conservatory. This property also boasts two generously sized double bedrooms, perfect for families or individuals looking for extra space. The current owners have significantly improved the property, ensuring that it meets contemporary standards while retaining its character. The modern fitted kitchen is a highlight, providing a stylish and functional space and the luxurious four-piece bathroom offers both comfort and convenience. The addition of a utility room and ground floor WC are the cherry on top of the cake.

The location is particularly advantageous, with easy access to major routes leading into Chesterfield and Sheffield, making it perfect for commuters. This semi-detached house not only offers a delightful living space but also the convenience of nearby amenities and transport links.

- GOOD SIZED EXTENDED SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- MODERN FAMILY KITCHEN
- 4 PIECE FAMILY BATHROOM
- UTILITY ROOM AND GROUND FLOOR WC
- OFF STREET PARKING
- CONVENIENT LOCATION
- CONSERVATORY

General

Part double and part triple glazed windows

Leased Solar panels

Gross internal floor area - 952 sq.ft/88.4 sq.m

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

Entrance Hall

With an under stairs cupboard providing ample storage for coats and shoes.

Living Room

15'3" x 14'2" (4.65m x 4.32m)

A good sized reception room with a large bay window over looking the front of the property.

Laminate flooring.

Superb Re-Fitted Family Kitchen

10'8" x 10'8" (3.25m x 3.25m)

A re-fitted kitchen with grey gloss base and walls units. Including an integrated electric oven and grill, fridge/freezer and induction hob with extractor fan above.

There is a small pantry/storage cupboard with built in shelves.

A door leads through to the conservatory.

Conservatory

11'2" x 8'4" (3.40m x 2.54m)

Having been recently upgraded with a new 'warm' insulated roof and replaced double glazed windows.

Laundry Room

5'7" x 4'11" (1.70m x 1.50m)

With a wall unit and worktop. Space and plumbing provided for a free standing washing machine and dryer.

Cloakroom / WC

Having a low flush WC and wash hand basin.

Landing

With small airing cupboard.

Bedroom One

12'6" x 10'11" (3.81m x 3.33m)

A good sized front facing double bedroom.

Laminate flooring.

4 Piece Family Bathroom

Comprising of a large walk in shower with screen and mixer shower, separate bath, low flush WC and pedestal wash hand basin.

Two heated towel rails.

Tiled walls and floor.

Bedroom Two

10'5" x 9'10" (3.18m x 3.00m)

A second good sized rear facing double bedroom.

Laminate flooring.

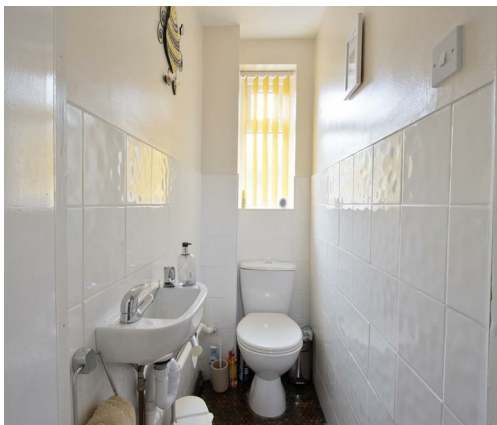
Outside

There is a paved driveway to the front providing off street parking. A small raised planter separates the drive from a footpath leading to the front door.

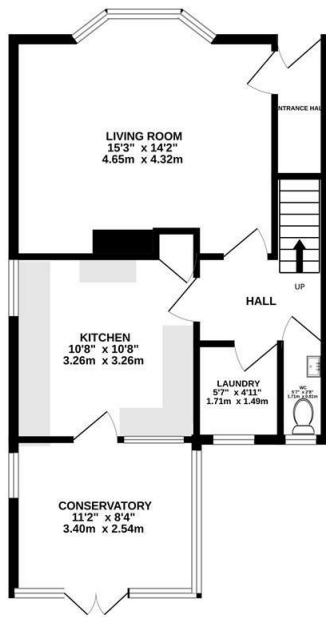
To the side of the property, a large wooden gate gives access to the rear garden.

There is a patio area that wraps around the side of the property. There is also a lawned area with borders of shrubs to the back and left hand side of the garden.

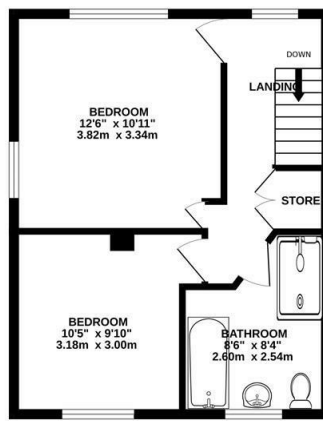
A small wooden shed provides some outside storage.



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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	74	80
	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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, 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 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 Consultants.



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