



52 New Hall Road,
Brampton, S40 1HE

£169,950

W
WILKINS VARDY

£169,950

'READY TO MOVE INTO' END TERRACE HOUSE - TWO BEDS - TWO RECEPTION ROOMS - NO CHAIN

A well presented end terraced house offering 694 sq.ft. of well proportioned accommodation. The property comprises two good sized reception rooms, a modern dual aspect galley style kitchen, two double bedrooms, with the principal bedroom benefitting from an en suite WC, while the second bedroom provides access to the family bathroom/WC. Externally, there is a low maintenance paved rear courtyard, together with a useful outbuilding/workshop providing excellent additional storage or workspace.

The property is situated in a popular and convenient location, just a short distance from the wide range of local shops, bars and restaurants along Chatsworth Road, while also being readily accessible to the Town Centre and excellent commuter links.

An ideal opportunity for first time buyers, investors or those seeking a well positioned home with versatile accommodation and useful outside space.

- WELL PRESENTED END TERRACED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- IN CUL-DE- SAC POSITION
- MODERN DUAL ASPECT GALLEY KITCHEN
- TWO DOUBLE BEDROOMS
- EN SUITE WC & FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR COURTYARD
- USEFUL BRICK BUILT OUTBUILDING/WORKSHOP
- NO CHAIN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General
Gas central heating (New boiler fitted in May 2025 and has 5 Year Warranty)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 64.5 sq.m./694 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor
A front entrance door opens into the ...

Living Room
12'5 x 12'2 (3.78m x 3.71m)
A good sized front facing reception room, spanning the full width of the property, fitted with laminate flooring and having an ornamental fireplace.

Dining Room
12'5 x 11'1 (3.78m x 3.38m)
A second reception room, fitted with laminate flooring.
Built-in storage cupboard.
A staircase rises to the First Floor accommodation.
A uPVC double glazed door gives access onto the rear of the property.

Galley Kitchen
9'1 x 6'7 (2.77m x 2.01m)
A dual aspect room, being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap
Integrated fridge.
Included in the sale is the range cooker with fitted extractor hood over.
Tiled floor and downlighting.

On the First Floor

Bedroom One
12'5 x 12'2 (3.78m x 3.71m)
A front facing double bedroom, fitted with laminate flooring and having a built-in store cupboard. A door gives access to a ...

En Suite WC
5'5 x 3'5 (1.65m x 1.04m)
Fitted with a white 2-piece suite comprising a pedestal hand wash basin and a low flush WC.
Fitted worktop with mirror above.
Vinyl flooring.

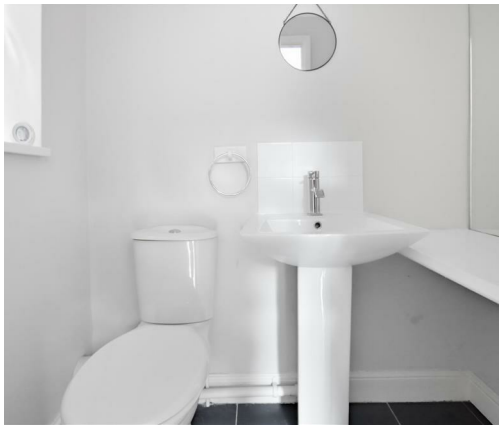
Bedroom Two
11'1 x 9'11 (3.38m x 3.02m)
A rear facing double bedroom fitted with laminate flooring and having a

built-in store cupboard.
Loft access hatch.
A door gives access to the ...

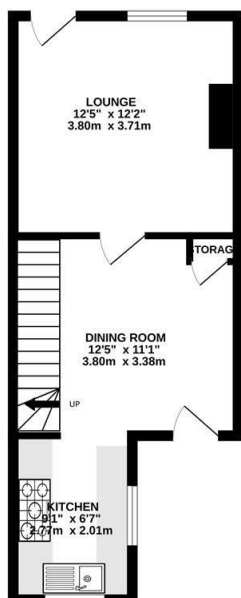
Bathroom
9'1 x 6'7 (2.77m x 2.01m)
Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.
Built-in store cupboard which houses the gas boiler and also the washing machine which is included in the sale.
Tiled floor.

Outside
On street parking is available in the area.

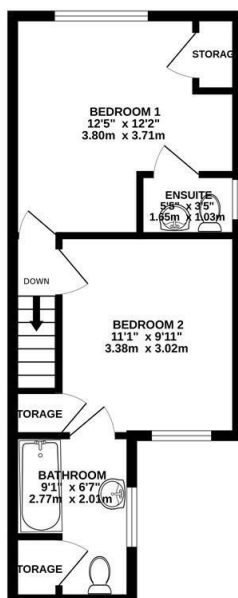
A path gives access down the side of the property to a gate which opens to the enclosed paved rear courtyard with raised decorative gravel bed. There is also a useful Brick Built Outbuilding/Workshop which has a wooden work bench, some shelving, light and power.



GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances 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.

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 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

Very energy efficient - lower running costs	Current	Potential
(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	61	76
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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