



260 Manor Road,  
Brimington, S43 1NT

OFFERS IN THE REGION OF

£225,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

# £225,000

DOUBLE FRONTED DETACHED PROPERTY - COSMETIC UPGRADING/REFURBISHMENT  
REQUIRED - NO CHAIN

Offered for sale with no upward chain is this delightful double fronted dormer-detached property which offers 872 sq.ft. of well proportioned accommodation which would benefit from a scheme of cosmetic upgrading/refurbishment to create a lovely home.

The property features a good sized living room and kitchen, as well as a ground floor shower room and three double bedrooms, two of which are on the first floor. Outside, there is ample off street parking and mature gardens to the front and rear.

Situated in a popular and established residential neighbourhood, the property is well placed for accessing the local amenities in Brimington Village, and is readily accessible for transport links towards Chesterfield Town Centre and the M1 Motorway.

- Double Fronted Detached Property requiring some Cosmetic Upgrading/Refurbishment
- Kitchen with Beech Effect Base Units
- Three Double Bedrooms, two of which are on the First Floor
- NO UPWARD CHAIN
- EPC Rating: E
- Good Sized Living Room
- Ground Floor Shower Room
- Driveway Parking & Mature Gardens
- Popular & Convenient Location

## General

Gas central heating (Alpha Combi Boier)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 81.0 sq.m./872 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A uPVC double glazed door gives access into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Bedroom Three

10'10 x 10'9 (3.30m x 3.28m)  
A front facing double bedroom.

## Living Room

14'0 x 11'10 (4.27m x 3.61m)  
A good sized front facing reception room having a tiled fireplace with an open grate.

## Rear Entrance Hall

Having a built-in under stair store and a walk-in pantry/store with fitted base unit and shelving.  
A uPVC double glazed door gives access onto the rear of the property.

## Kitchen

13'10 x 7'10 (4.22m x 2.39m)  
Being part tiled and fitted with a range of beech effect base and drawer units with 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.

## Shower Room

Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## On the First Floor

## Landing

Having a built-in storage cupboard.

## Bedroom One

13'1 x 11'10 (3.99m x 3.61m)  
A good sized front facing double bedroom.

## Bedroom Two

13'1 x 10'9 (3.99m x 3.28m)  
A good sized front facing double bedroom.

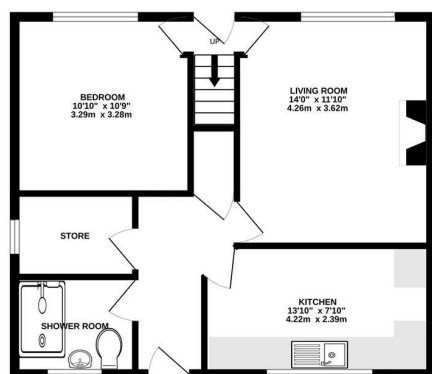
## Outside

To the front of the property there is a walled garden, alongside a driveway which has double gates and provides off street parking.

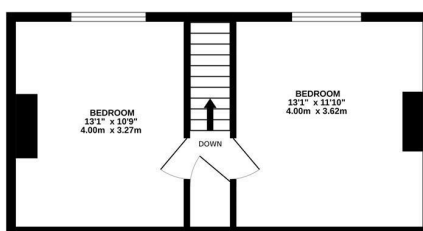
To the rear of the property there is an enclosed west facing rear garden which requires attention.



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.




1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 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) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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, 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.

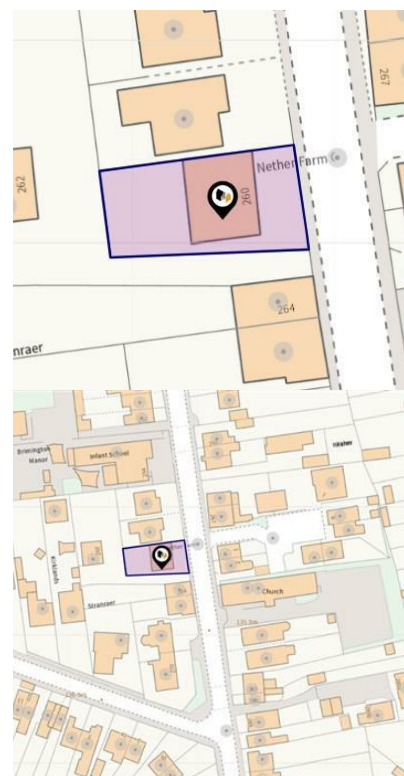
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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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