



262 Manor Road,  
Brimington, S43 1NT

OFFERS IN THE REGION OF

£250,000

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WILKINS VARDY

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# £250,000

DOUBLE FRONTED DETACHED FAMILY HOME - WELL PROPORTIONED ACCOMMODATION - OFF STREET PARKING - NO CHAIN

Tucked away off Manor Road is this delightful detached house which offers 1009 sq.ft. of well proportioned accommodation which would benefit from some cosmetic upgrading. Upon entering the property you are welcomed into a comfortable dining/sitting room which opens to the good sized breakfast kitchen. There is also a 19 Ft. triple aspect living room, ideal for both relaxation and entertaining guests. The home also features a good sized wet room and three double bedrooms, providing ample space for families or those seeking a guest room or home office. Outside, there is ample parking/turning space and a mature side garden.

Situated in this popular residential area, the property is well placed for the nearby amenities in Calow and Brimington and ideally situated for transport links into the Town Centre and towards the M1 Motorway.

- WELL PROPORTIONED DETACHED HOUSE
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- AMPLE OFF STREET PARKING
- NO UPWARD CHAIN
- SOME COSMETIC UPGRADING REQUIRED
- GOOD SIZED KITCHEN
- SPACIOUS WET ROOM
- MATURE SIDE GARDEN
- EPC RATING: TBC

## General

Gas central heating (Vaillant Ecotec Plus 418 Boiler)

uPVC sealed unit double glazed windows

Gross internal floor area - 93.7 sq.m./1009 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A front entrance door opens into a ...

### Dining/Sitting Room

11'11 x 10'6 (3.63m x 3.20m)

A front facing reception room having a feature stone fireplace with an inset electric fire.

A door gives access to a built-in cloaks cupboard.

LVT flooring.

An open archway leads through into the ...

### Kitchen

11'11 x 9'4 (3.63m x 2.84m)

Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces, including a breakfast bar.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and an under counter fridge and freezer.

Tiled floor.

A door gives access onto the rear of the property.

### Living Room

19'10 x 13'7 (6.05m x 4.14m)

A spacious triple aspect reception room, spanning the full depth of the property and having a staircase rising to the First Floor accommodation.

## On the First Floor

### Landing

#### Bedroom One

13'7 x 10'0 (4.14m x 3.05m)

A good sized front facing double bedroom.

#### Bedroom Two

11'11 x 10'0 (3.63m x 3.05m)

A good sized front facing double bedroom.

#### Bedroom Three

11'11 x 9'11 (3.63m x 3.02m)

A rear facing double bedroom having a built-in storage cupboard which houses the hot water cylinder.

## Wet Room

A good sized room, being fully tiled and having a shower area with folding half height shower doors and an electric shower, pedestal wash hand basin and a low flush WC.

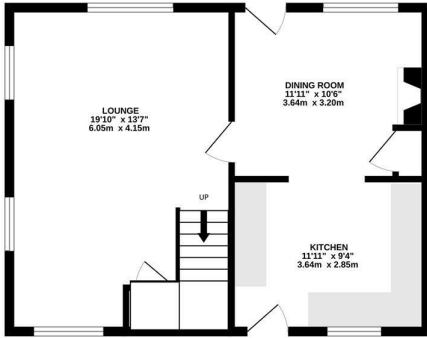
## Outside

A shared driveway between No. 260 and No. 264 leads up to the front of the property where there is a tarmac driveway providing ample off street parking/turning space. There is also a paved patio.

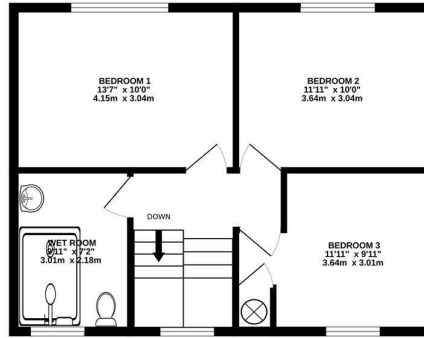
To the right hand side of the property there is a mature garden which comprises of lawns surrounded by a variety of plants, shrubs and bushes, a paved seating area and a path which leads down to two wooden garden sheds and a greenhouse.



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	54	75
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



### 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.

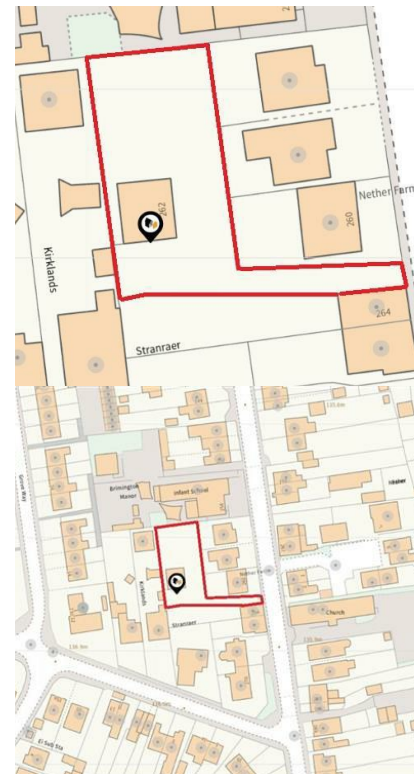
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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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