



43 Bank Street,  
Brampton S40 1BH

£155,000

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WILKINS VARDY

# £155,000

SPACIOUS END TERRACED HOUSE - 3 STOREY LIVING - POPULAR BRAMPTON LOCATION

A stylish and well-presented two-bedroom townhouse arranged over three storeys, offering spacious and versatile accommodation. The property features two generous reception rooms, ideal for both relaxing and entertaining, along with a beautifully appointed contemporary four-piece bathroom.

Situated in the highly regarded area of Brampton, the home enjoys a prime position close to Chatsworth Road, with its excellent selection of bars, cafés, and local amenities. An ideal purchase for first-time buyers or investors alike. The property also sits within the catchment area for well regarded schools.

- SPACIOUS TERRACED HOUSE
- POPULAR LOCATION CLOSE TO CHATSWORTH ROAD
- TWO BEDROOMS
- CONTEMPORARY 4 PIECE BATHROOM
- TWO SEPARATE RECEPTION ROOMS
- WELL EQUIPPED KITCHEN
- SMALL ENCLOSED YARD
- CATCHMENT FOR WELL REGARDED SCHOOLS
- USEFUL CELLAR

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 1171 sq ft (108.8 sq m) including cellar

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

## Cellar

23'6" x 14'1" (7.16m x 4.29m)

A useful storage space.

## On The Ground Floor

### Kitchen

9'5" x 7'2" (2.87m x 2.18m)

Fitted with a range of white hi-gloss wall and base units with a complimentary matching work surfaces.

Inset 1 1/2 bowl stainless steel sink with mixer tap.

Built-in oven with an electric hob.

Space and plumbing for a dishwasher.

Tiled flooring.

### Dining Room

12'0" x 9'7" (3.66m x 2.92m)

A good sized reception room with built-in storage and having space and plumbing for a washing machine and space for a tumble dryer.

Vinyl flooring.

### Lounge

14'2" x 12'0" (4.32m x 3.66m)

A good sized front facing room with alcove shelving.

## On the First Floor

### Landing

#### 4 Piece Family Bathroom

12'0" x 9'2" (3.66m x 2.79m)

Having a four piece white suite comprising a low flush WC, pedestal wash hand basin, panelled bath with mixer tap and separate shower cubicle with mixer shower.

Part tiled walls and vinyl flooring.

### Bedroom Two

14'6" x 12'0" (4.42m x 3.66m)

A good sized front facing double bedroom.

## On the Second Floor

### Bedroom One

16'3" x 14'6" (4.95m x 4.42m)

A large attic bedroom having fitted wardrobes and useful eaves storage.

### Outside

The property has a pavement frontage with on street parking available.

To the rear a gate leads into a concrete paved courtyard with shared access.

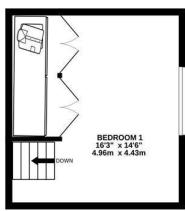
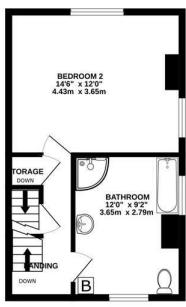
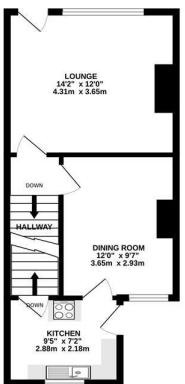
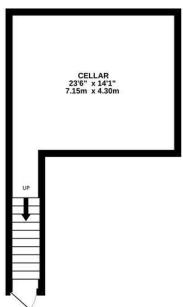


BASMENT  
199 sq.ft. (18.5 sq.m.) approx.

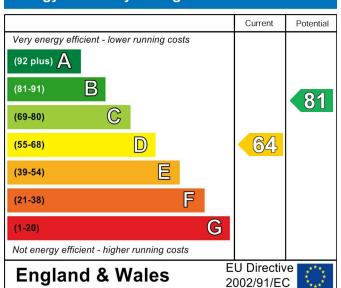
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.

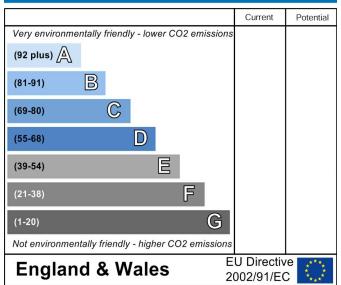
2ND FLOOR  
236 sq.ft. (22.0 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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, fixtures and fittings 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk