



1B Grove Road,  
Brimington, S43 1QL

£185,000

W  
WILKINS VARDY

# £185,000

WELL APPOINTED SEMI - TWO DOUBLE BEDS - SOUTH WEST FACING REAR GARDEN - OFF STREET PARKING

This delightful semi detached house on Grove Road offers 710 sq.ft. of well appointed and neutrally presented accommodation, making it an ideal choice for small families, couples, or individuals.

From the entrance hall, you are welcomed into a good sized bay fronted reception room that provides a warm and inviting atmosphere, and from here you access the modern kitchen/diner. The house also features two comfortable double bedrooms and a family bathroom. Outside, there is off street parking and attractive mature gardens to the front and rear, the rear being south west facing.

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

- WELL APPOINTED SEMI DETACHED HOUSE
- BAY FRONTED LIVING ROOM
- MODERN KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- ATTRACTIVE GARDENS TO THE FRONT AND REAR
- CAR STANDING SPACE
- EPC RATING: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 65.9 sq.m./710 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A composite front entrance door opens into a ...

### Entrance Hall

With staircase rising to the First Floor accommodation.

### Living Room

13'1 x 12'2 (3.99m x 3.71m)

A good sized bay fronted reception room having a feature fireplace with an electric fire.

Built-in display shelving to the alcove.

### Kitchen/Diner

13'1 x 9'2 (3.99m x 28.04m)

Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Vinyl flooring.

An opening leads through into a ...

### Side Entrance Hall

Having a door to a useful built-in under stair store cupboard, and a further door opening to a WC.

A uPVC double glazed door gives access onto the side of the property.

### WC

Being part tiled and fitted with a low flush WC.

Vinyl flooring.

## On the First Floor

### Landing

### Bedroom One

13'5 x 12'6 (4.09m x 3.81m)

A good sized front facing double bedroom.

### Bedroom Two

9'10 x 9'2 (3.00m x 2.79m)

A rear facing double bedroom.

### Bathroom

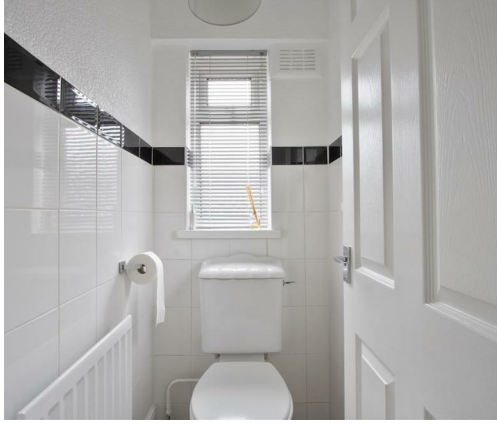
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

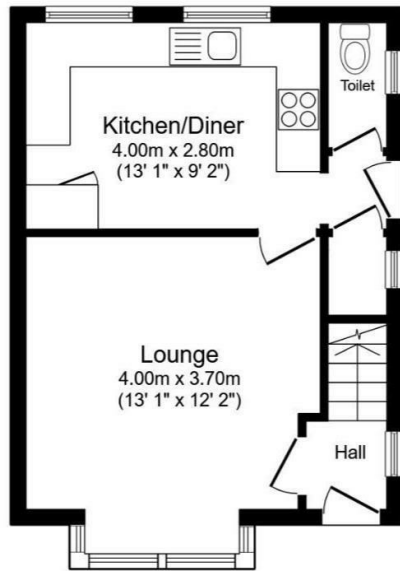
Vinyl flooring.

### Outside

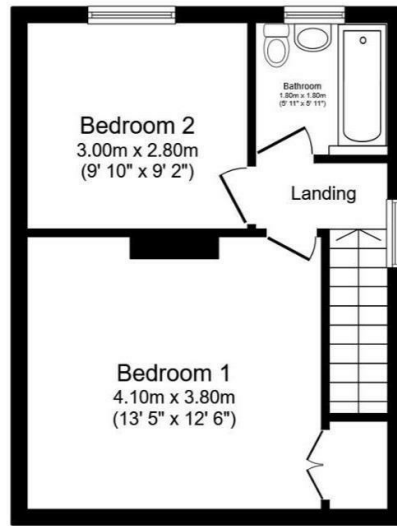
To the front of the property there is driveway providing car standing space. There is also a lawned garden with borders of mature plants and shrubs.

A gate gives access down the side of the property to the enclosed south west facing rear garden which comprises of a paved patio with raised planted beds. Three steps from the patio lead up to a lawn and a further paved seating area. At the bottom of the garden there is a decorative pebble bed and a hardstanding area for a garden shed.





**Ground Floor**  
Floor area 33.6 sq.m. (362 sq.ft.)



**First Floor**  
Floor area 32.3 sq.m. (348 sq.ft.)

**Total floor area: 65.9 sq.m. (710 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
		<b>80</b>
		<b>60</b>
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, 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.

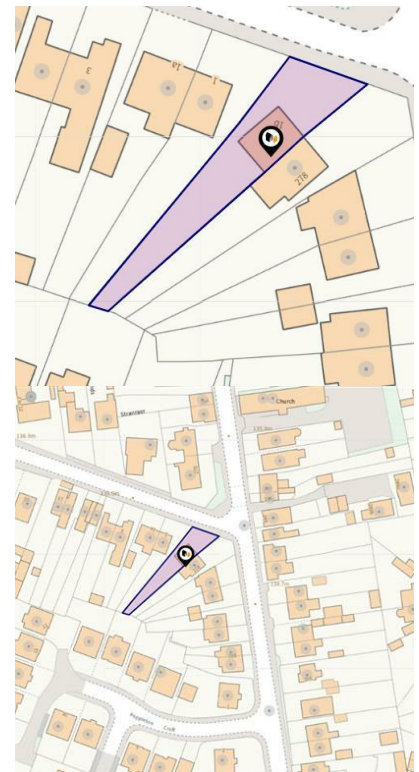
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**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.



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

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