1 Princess Street,
Brimington S43 1HP

OFFERS IN THE REGION OF

£135,000

WILKINS VARDY

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£135,000

TWO BED SEMI - CORNER PLOT - OFF STREET PARKING

Occupying a corner plot is this two double bedroomed semi detached house which offers 830 sq. ft. of accommodation, which includes a good sized lounge/diner, a dual aspect kitchen with some integrated appliances, a useful utility/store and a ground floor bathroom. Outside, there is a driveway providing off street parking and a low maintenance walled front garden.

The location is well connected, offering easy access to local amenities and schools. The property is also readily accessible to transport links towards Chesterfield and Staveley Town Centres.

Whether you are a first time buyer or an investor seeking a rental property, this home is sure to impress. Do not miss the chance to make it your own.

- Semi Detached House on Corner Plot
- Good Sized Living/Dining Room
- Breakfast Kitchen with some Integrated Appliances
- Useful Utility/Store Room
- Ground Floor Bathroom
- Two Good Sized Double Bedrooms
- Driveway Parking & Low Maintenance Walled Front Garden
- EPC Rating: D

General
Gas central heating (Ideal Logic Plus Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 77.1 sq.m./830 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor
A uPVC double glazed front entrance door opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Lounge/Diner
20'8 x 10'2 (6.30m x 3.10m)
A good sized front facing reception room having downlighting. A sliding door gives access to a useful built-in under stair store.

Breakfast Kitchen
11'4 x 11'0 (3.45m x 3.35m)
A dual aspect room, being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and 4-ring electric hob with extractor hood over.
Space and plumbing is provided for a washing machine.
Vinyl flooring.
A uPVC double glazed stable door opens onto the front of the property.

Inner Hall
Having doors giving access to a utility/store and the bathroom.

Utility/Store
Having a fitted worktop and space for either a tumble dryer, fridge or freezer.

Bathroom
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal was hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

On the First Floor

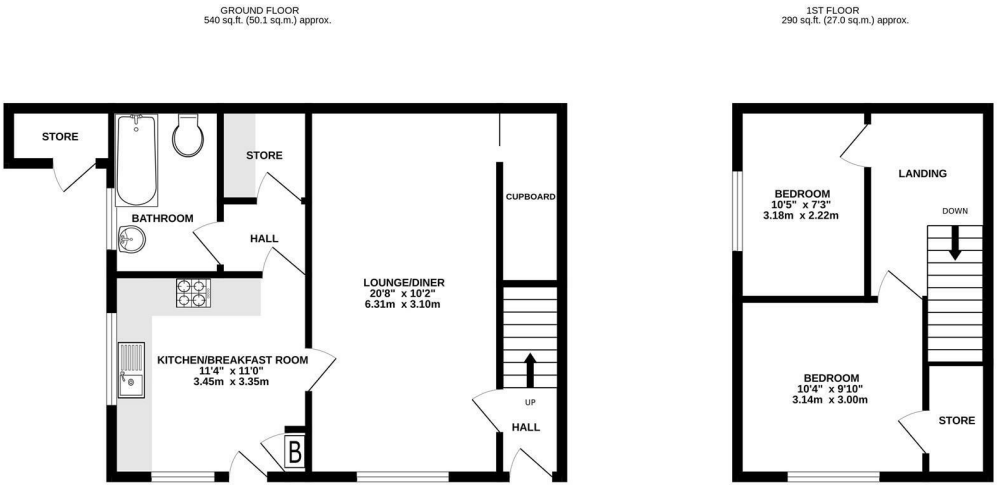
Landing

Bedroom One
10'4 x 9'10 (3.15m x 3.00m)
A front facing double bedroom having a door giving access to a built-in over stair store.

Bedroom Two
10'5 x 7'3 (3.18m x 2.21m)
A double bedroom with side facing window.

Outside
The property occupies a corner plot, having a low maintenance walled front garden.

A concrete drive provides off street parking. At the top of the driveway there is a raised deck area and an attached brick built outhouse.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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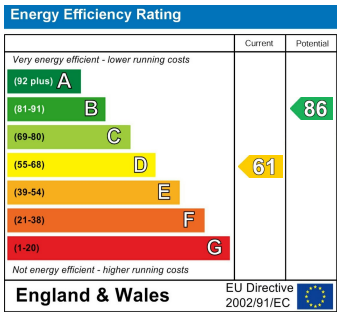

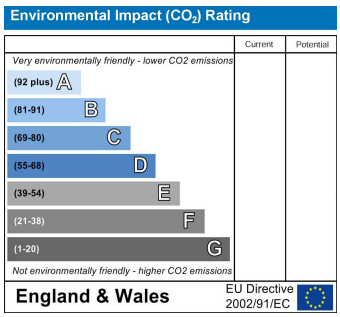

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VIEWINGS

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, 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.

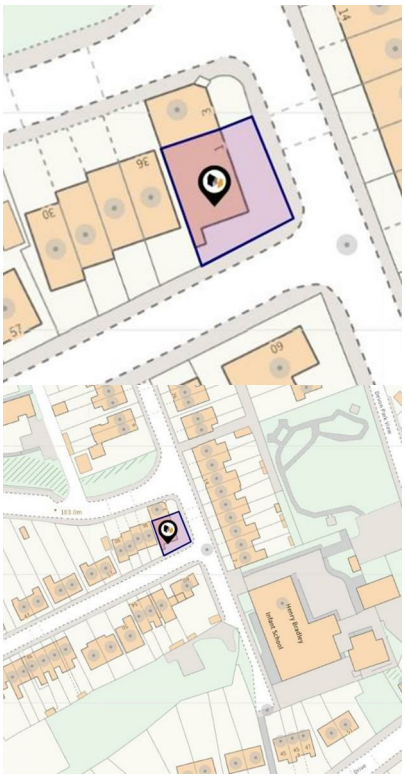
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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.



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