20 Charles Street,
Brampton, S40 1DE

£165,000

WILKINS VARDY

£165,000

AFFORDABLE STARTER HOME - THREE BED SEMI - TWO BATHROOMS - REAR COURTYARD

Located on the outskirts of the Town Centre is this well proportioned and neutrally decorated semi detached home arranged over three floors. The property offers a good sized living room, a kitchen/diner with integrated cooking appliances, and a ground floor bathroom. On the first floor are two bedrooms, including a master with en-suite, while a further bedroom occupies the second floor. Outside, there is a low maintenance courtyard garden to the rear.

Situated within Brookfield School Catchment, the property is also well placed for accessing the various shops, bars and restaurants on Chatsworth Road.

- WELL PROPORTIONED SEMI DETACHED HOUSE SET OVER THREE FLOORS
- GOOD SIZED LIVING ROOM
- KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- GROUND FLOOR BATHROOM
- THREE DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM TO THE MASTER BEDROOM
- LOW MAINTENANCE ENCLOSED COURTYARD
- POPULAR & CONVENIENT LOCATION
- BROOKFIELD SCHOOL CATCHMENT AREA
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 79.0 sq.m./850 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

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

Entrance Hall
With staircase rising to the First Floor accommodation.

Living Room
12'7 x 11'2 (3.84m x 3.40m)
A good sized front facing reception room having a wall mounted pebble bed electric fire.

Kitchen/Diner
13'3 x 12'7 (4.04m x 3.84m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a dishwasher, and there is space for a fridge/freezer.
A door gives access to a useful built-in under stair storage cupboard.
Tiled floor.
A further door gives access into a ...

Rear Entrance Hall/Utility Area
Having a fitted worktop with tiled splashback.
Space and plumbing is provided for a washing machine.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property, and a further door opens to the ...

Bathroom/WC
Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

On the First Floor

Landing
With staircase rising to the Second Floor accommodation.

Bedroom One
12'6 x 11'3 (3.81m x 3.43m)
A good sized front facing double bedroom. A door gives access into a ...

En Suite Shower Room
Being fully tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, hand wash basin with storage below, and a low flush WC.
Tiled floor.

Bedroom Two
12'6 x 10'9 (3.81m x 3.28m)
A good sized rear facing double bedroom.

On the Second Floor

Bedroom Three
12'5 x 10'11 (3.78m x 3.33m)
A good sized double bedroom with gable end window and eaves storage.

Outside
On street parking is available in the area.

A wooden gate to the side of the property gives access to a low maintenance rear courtyard with deck seating area. There is also a useful outbuilding providing additional storage space.

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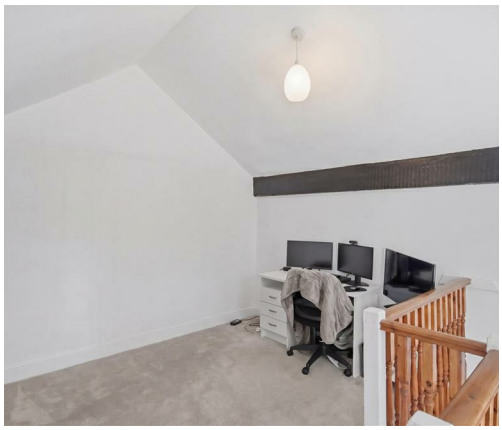
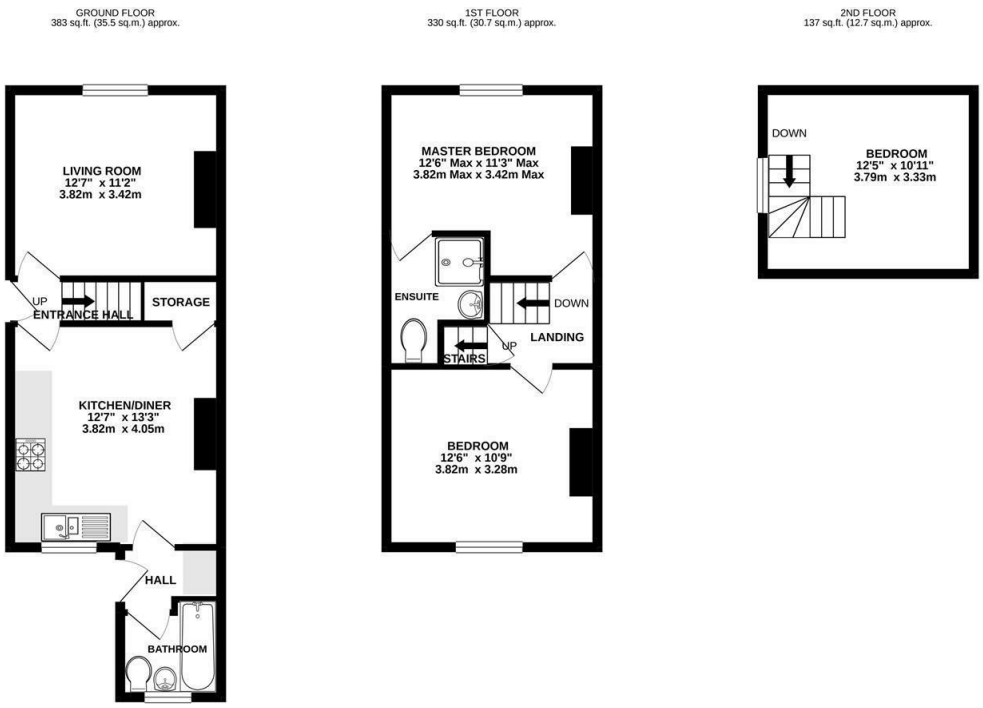
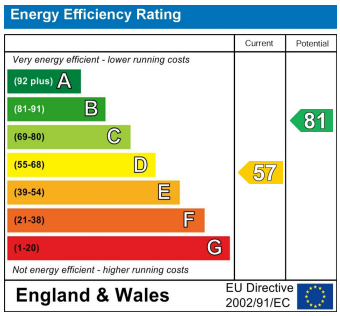
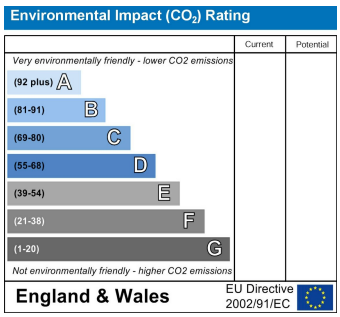
and
RELAX









TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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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

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