



101 Barker Lane,  
Brampton, S40 1EQ

£175,000

W  
WILKINS VARDY

# £175,000

MID TERRACE HOUSE - THREE BEDS - TWO RECEPTION ROOMS - SINGLE GARAGE - NO CHAIN

Offered for sale with no upward chain is this delightful mid terraced house which offers an impressive 1031 sq. ft. of accommodation which includes two good sized reception rooms, a fitted kitchen with integrated cooking appliances and a rear entrance porch/utility. The property also features three good sized bedrooms and a 4-piece family bathroom. Outside, there are low maintenance gardens, a large workshop and detached single garage to the rear.

With its prime location, residents can enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for a variety of buyers.

- No Chain
- Two Good Sized Reception Rooms
- Kitchen with Integrated Cooking Appliances
- Rear Porch/Utility
- Three Good Sized Bedrooms
- 4-Piece Family Bathroom
- Low Maintenance Garden & Large Workshop to Rear
- Detached Single Garage
- Brookfield School Catchment Area
- EPC Rating: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors (except Rear Porch/Utility)  
Gross internal floor area - 95.8 s.qm./1031 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 ...

## Side Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

12'6 x 12'4 (3.81m x 3.76m)

A good sized front facing reception room having a built-in base unit to the alcove.

## Dining Room

13'4 x 12'6 (4.06m x 3.81m)

A second good sized reception room, being rear facing and having a wall mounted gas fire.

A folding door gives access to under stair storage, and a sliding door gives access into the ...

## Kitchen

12'7 x 6'6 (3.84m x 1.98m)

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

Inset single drainer stainless steel 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 washing machine.

Tiled floor.

A uPVC double glazed door gives access into the ...

## Rear Entrance Porch/Utility

Having a fitted base unit with worktop over.

Space is provided for a tumble dryer and there is also space for a fridge/freezer.

Tiled floor.

A timber framed stable door gives access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

12'6 x 12'4 (3.81m x 3.76m)

A good sized front facing double bedroom.

## Bedroom Two

15'8 x 8'4 (4.78m x 2.54m)

A good sized front facing double bedroom.

## Bedroom Three

10'8 x 8'9 (3.25m x 2.67m)

A good sized rear facing single bedroom.

## Family Bathroom

18'11 x 6'7 (5.77m x 2.01m)

Being part tiled and fitted with a 4-piece white suite comprising of a shower cubicle with mixer shower, panelled bath with bath/shower mixer tap, inset wash hand basin with storage below, and a low flush WC.

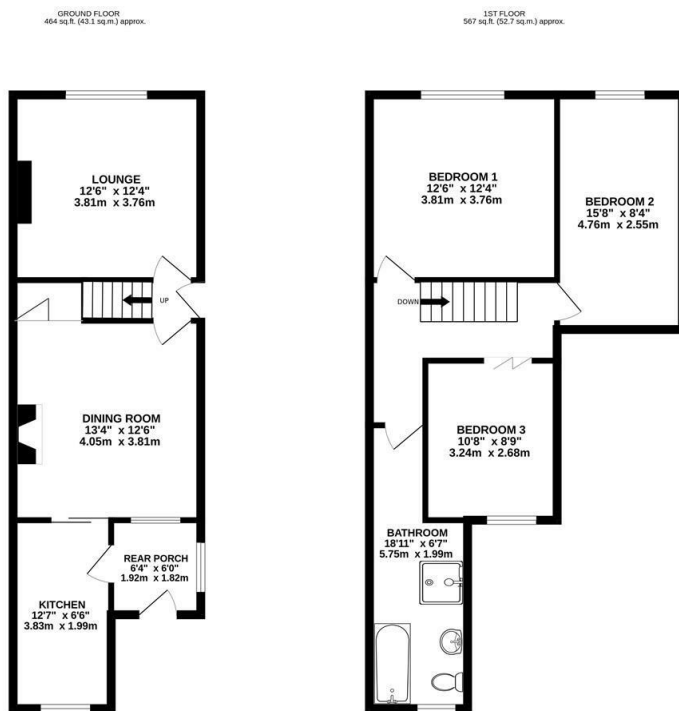
## Outside

To the front of the property there is a walled garden with mature shrubs.

A shared side passageway gives vehicular access to the rear of the property where there is a Detached Single Garage.

To the rear of the property there is a large workshop having a timber framed and glazed door, light and power, behind which is a seating area and raised beds.





TOTAL FLOOR AREA: 1031 sq ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Floorplan 12.025

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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, gas 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 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.

## 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>England &amp; Wales</b>                  | 61      | 75        |
| 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                                         |         |           |



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