40 King Street,
Brimington, S43 1HX

OFFERS IN THE REGION OF

£159,950

WILKINS VARDY

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SUPERB VICTORIAN SEMI - TWO BEDS & TWO BATHS - SOUTH FACING GARDEN WITH GARAGE AND OFF STREET-PARKING

Located on the charming King Street in Brimington, this characterful Victorian semi-detached house is a true gem waiting to be discovered. Boasting a delightful blend of period features and modern amenities, this property offers a unique living experience.

As you step inside, you are greeted by two generously proportioned reception rooms, perfect for entertaining guests. The property features two good-sized bedrooms, each with its own en-suite facilities.

The south-facing landscaped garden is a tranquil oasis, ideal for enjoying a cup of tea on a sunny afternoon. Additionally, there is a detached garage and plenty of storage, providing convenience and practicality.

- Well Proportioned Semi Detached House
- Two Spacious Reception Rooms
- Modern Fitted Kitchen with Integrated Oven & Hob
- Two Good Sized Double Bedrooms, both with En Suites
- Low Maintenance Gardens, the rear being South Facing
- Detached Single Garage and Two Stores
- Popular & Convenient Location
- Within easy access to The Hollingwood Hub, Barrow Hill Roundhouse Museum & Ringwood Park
- EPC Rating: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 81.6 sq.m./879 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor
A composite front entrance door opens into the ...

Living Room
12'11 x 12'4 (3.94m x 3.76m)
A good sized front facing reception room, spanning the full width of the property and having a feature ornamental fireplace.

Centre Lobby
With staircase rising to the First Floor accommodation.

Dining Room
12'11 x 12'10 (3.94m x 3.91m)
A good sized rear facing reception room, spanning the full width of the property and fitted with LVT flooring.
A door gives access to a useful built-in under stair store.

Kitchen
9'4 x 7'8 (2.84m x 2.34m)
Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Quarry tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Master Bedroom
12'11 x 12'10 (3.94m x 3.91m)
A spacious rear facing double bedroom having an exposed brick chimney breast and stripped wood flooring.
A door gives access to an ...

En Suite Bathroom
Being part tiled and fitted with a 4-piece suite comprising a tiled in bath, fully tiled shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring and downlighting.

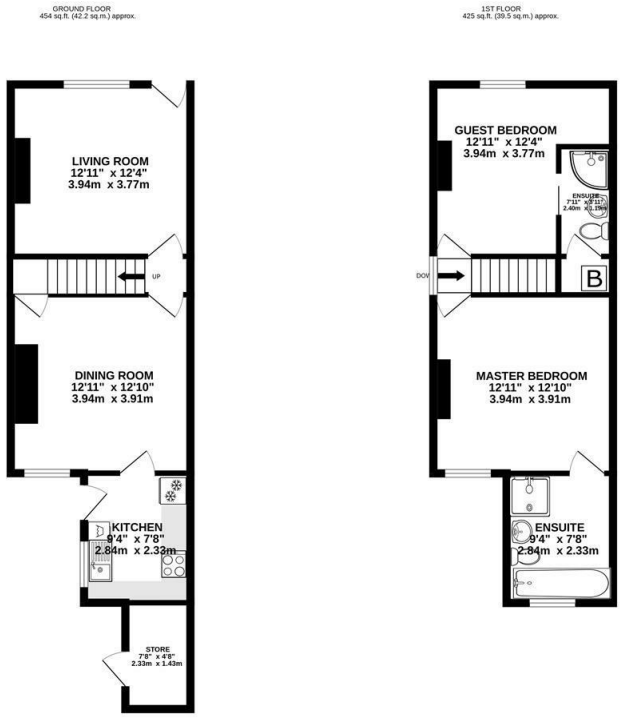
Bedroom Two
12'11 x 12'4 (3.94m x 3.76m)
A good sized front facing double bedroom. A sliding door gives access to an ...

En Suite Shower Room
Fitted with a 3-piece suite comprising a shower enclosure with full height waterproof panels and mixer shower, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler.
Vinyl flooring.

Outside
There is a walled low maintenance front garden.

A path gives access down the side of the property to a paved patio/seating area. There is also an attached brick built outbuilding.

Steps from the patio area rise up to a low maintenance south facing rear garden which comprises of decorative plum slate with stepping stones, a pebble bed and planted side border, together with a concrete sectional store. Beyond here, two further steps lead up to a path which takes you the detached single garage and car standing space, which are accessed via rear service road.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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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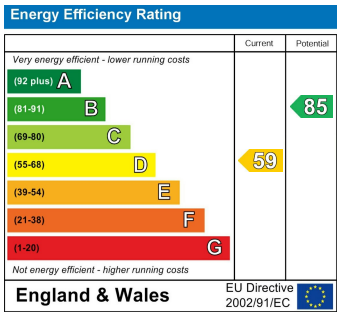

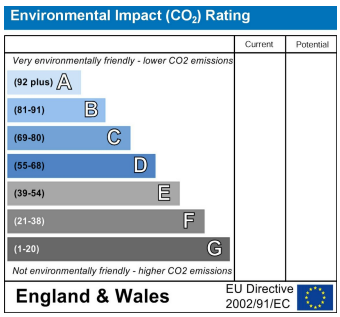

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VIEWINGS

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, shower units, 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**

wilkins-vardy.co.uk