



52 Vincent Crescent,
Brampton, S40 3NP

OFFERS IN THE REGION OF

£215,000

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WILKINS VARDY

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CHARACTERFUL DOUBLE FRONTED VICTORIAN PROPERTY WITH GOOD SIZED SOUTH FACING PLOT AND DETACHED GARAGE

This attractive two/three bedroomed end terraced house has retained many of its original features and provides an impressive footprint of over 1000 sq.ft. The accommodation includes two good sized reception rooms, a ground floor WC, spacious breakfast kitchen and two superbly spacious double bedrooms supplemented by an additional bedroom/study. A key additional feature to this property is a good sized detached garage, off street parking and a delightful south facing 'cottage style' garden.

Just a stone's throw away from nearby Primary and Secondary Schools, with Somersall Park and Brampton amenities within easy access, the property is also ideally positioned for transport links into the Town Centre and towards the Peak District National Park.

• Attractive Victorian Double Fronted Family Home • Two Generous Reception Rooms

• Cloaks/WC

• Good Sized Kitchen/Diner

• Two Large Double Bedrooms & Additional Third Bed/Study

• 4-Piece Family Bathroom

• Attractive South Facing 'Cottage Style' Garden

• Detached Garage & Car Standing Space

• Brookfield School Catchment

• EPC Rating: E

General

Gas central heating

Mixture of wooden framed single glazed sash windows & uPVC sealed unit double glazed windows

Gross internal floor area - 96.6 sq.m./1039 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A wooden front entrance door opens into the ...

Living Room

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

A generous dual aspect reception room, fitted with coving and having a feature cast iron fireplace with open grate.

Doors from here give access into the Sitting Room, Kitchen and to a staircase which rises to the First Floor accommodation.

Sitting Room

13'0 x 12'2 (3.96m x 3.71m)

A second generous front facing reception room, fitted with coving and having a feature cast iron/tiled fireplace with open grate, painted wood fire surround and a tiled hearth.

Inner Hall

Having an opening leading through into the kitchen and a door opening to a ...

Cloaks/WC

Fitted with vinyl flooring and having a 2-piece suite comprising of a low flush WC and a wash hand basin.

Kitchen/Diner

Fitted with a range of oak wall, drawer and base units with complementary work surfaces over and tiled splashbacks.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, electric oven and 4-ring gas hob with extractor over.

Space is provided for a fridge/freezer.

Tiled floor and coving to the ceiling.

Wooden framed double glazed French doors overlook and open onto the rear of the property.

A further door opens to a ...

Rear Entrance Porch

Fitted with base units. A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With loft access hatch having a pull down ladder giving access to the loft space which is part boarded and has lighting.

Bedroom One

13'1 x 12'3 (3.99m x 3.73m)

A generous dual aspect double bedroom, having stripped and varnished wood flooring.

Built-in over stair store area.

Coving and picture rail.

Bedroom Two

13'2 x 12'3 (4.01m x 3.73m)

A second generous front facing double bedroom having a picture rail.

Bedroom Three/Study

9'0 x 5'7 (2.74m x 1.70m)

A single bedroom with window to the side elevation.

Family Bathroom

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

Built-in airing cupboard housing the hot water cylinder.

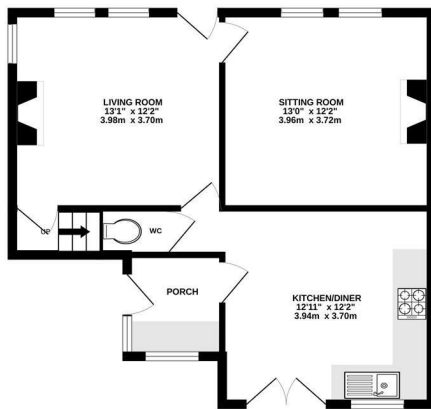
Outside

To the front of the property there is a walled garden planted with mature shrubs. A concrete drive provides off street parking and leads to a detached single garage having an electric roller door, light, power, two Velux windows and rear personnel door.

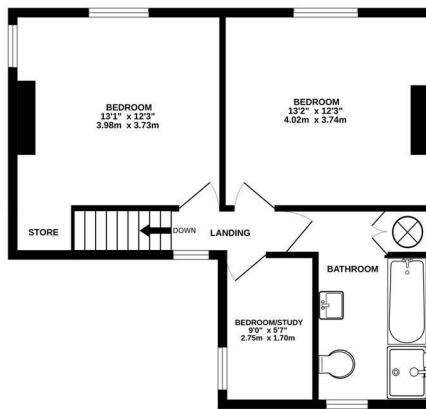
To the rear of the property there is a 'cottage style' south facing garden comprising of a lawn with borders of mature plants and shrubs. There is also a decorative gravel seating area, flagstone patio and a covered potting area.



GROUND FLOOR
537 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



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 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.

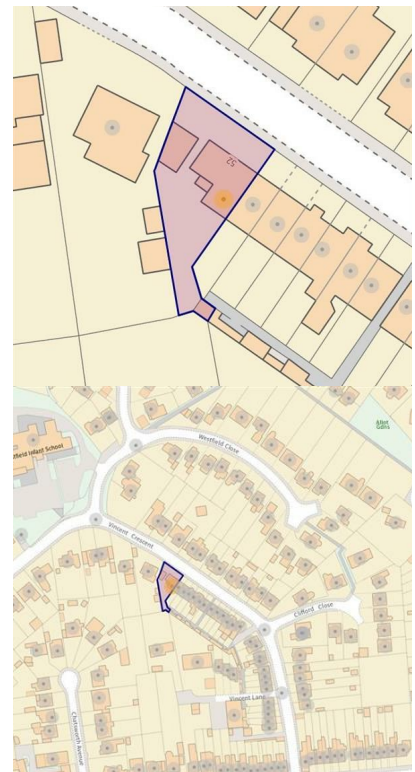
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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.



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