



w**ards**
estate agents

59 The Crescent

Brimington, Chesterfield, S43 1AZ

Offers in the region of £139,950

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Newly Decorated TWO DOUBLE BEDROOM END TERRACE HOUSE, situated on a lovely corner plot !!

Situated in this ever Popular Residential Area of Brimington, Ideally Positioned for Local Amenities, Schools, Bus Routes and Major Commuter Routes to Dronfield, Sheffield & M1 Motorway. Ideally suited for first-time buyers, small families, and investors alike !

Internally the property benefits from uPVC Double Glazing and Gas Central Heating (Ideal Combi Boiler - Installed 2025) comprising of spacious front entrance hall with store cupboard, and stairs leading to the first floor. Front reception room with dual aspect windows, gas fireplace with surround set upon hearth (gas currently capped off), Kitchen with pantry area and patio door onto rear gardens.

On the first floor :- main front double bedroom with storage cupboard / wardrobe area. Second rear double bedroom with views over the rear garden and built in wardrobe. Landing with storage cupboard (where the boiler is located) access into the insulated loft space. Mostly tiled family bathroom with White three piece suite.

Externally the property sits on a corner plot, with front mature lawned area, and access via a side gate to the rear of the property.

Generous rear gardens with two outside stores. Substantial fenced boundaries. Mature lawned areas with an abundance of trees, plants, shrubs and patio areas suitable for social and family entertaining. Outside tap

Additional Information

Gas Central Heating - Ideal Combi Boiler (Newly Installed 2025)

New Decoration Throughout

New carpets & laminate flooring throughout (2026)

Gas Certificate September 2025

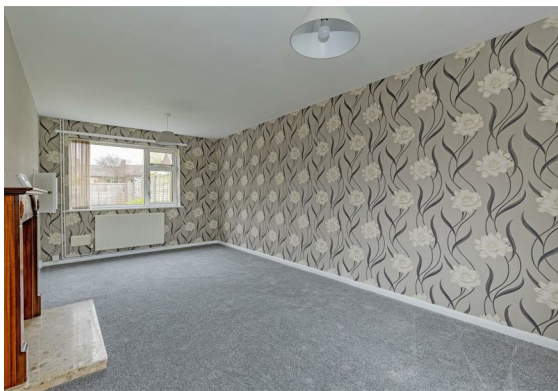
Electrical Certificate 2023

uPVC double glazed windows

Gross Internal Floor Area - 69.5 Sq.m/ 748.0 Sq.Ft.

Council Tax Band - A

Secondary School Catchment Area-Springwell Community College





Entrance Hall

6'4" x 6'2" (1.93m x 1.88m)

Spacious entrance hall with storage cupboard, and stairs leading to the first floor

Kitchen

12'9" x 7'10" (3.89m x 2.39m)

Comprising of complimentary base & wall units, with worksurfaces over and tiled splashback. Stainless Steel inset sink, space for washing machine, dryer and fridge/freezer. Space and electrical point available for cooker. Useful pantry area, with original kitchen hatch. Patio single door onto rear gardens.

Spacious Reception Room

19'3" x 9'8" (5.87m x 2.95m)

Complimentary dual aspect windows, fireplace with surround set upon hearth (gas available, but currently capped off due to no fire installed).

First Floor Landing

8'0" x 2'11" (2.44m x 0.89m)

Access into the insulated loft space. Storage cupboard where the boiler is located.

Front Double Bedroom One

14'9" x 9'4" (4.50m x 2.84m)

Main bedroom with front aspect window, and useful storage cupboard / wardrobe space.

Rear Double Bedroom Two

10'5" x 9'7" (3.18m x 2.92m)

Rear aspect window, with built in wardrobe and views over rear garden.

Family Bathroom

6'5" x 5'6" (1.96m x 1.68m)

Being mostly tiled, and comprising of a three piece White suite which includes, bath with overhead mains shower with screen, pedestal wash hand basin and low level W/C.

Outside

Externally the property sits on a corner plot, with front mature lawned area, and access via a side gate to the rear of the property.

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Outside Store

4'4" x 3'1" (1.32m x 0.94m)

Outside Store

8'0" x 6'1" (2.44m x 1.85m)



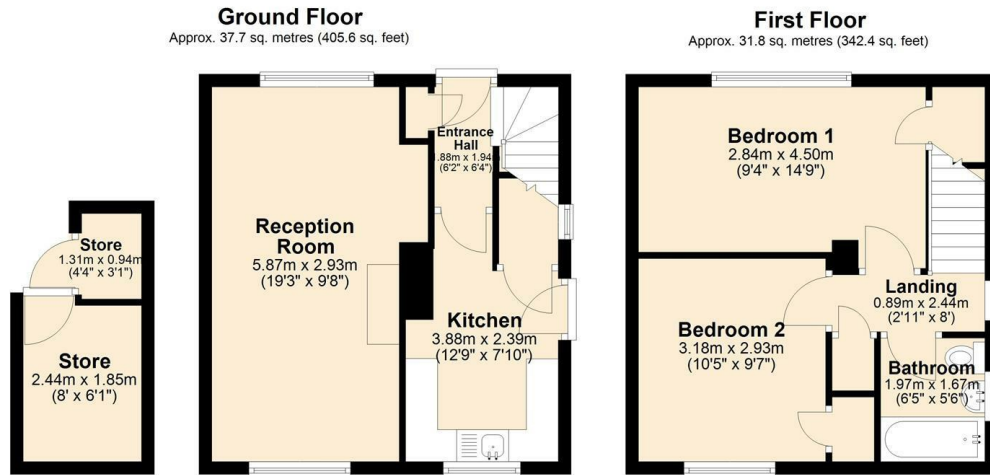


School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan

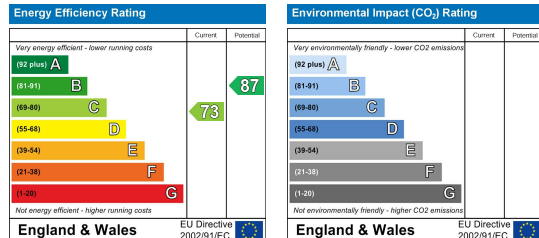


Total area: approx. 69.5 sq. metres (748.0 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

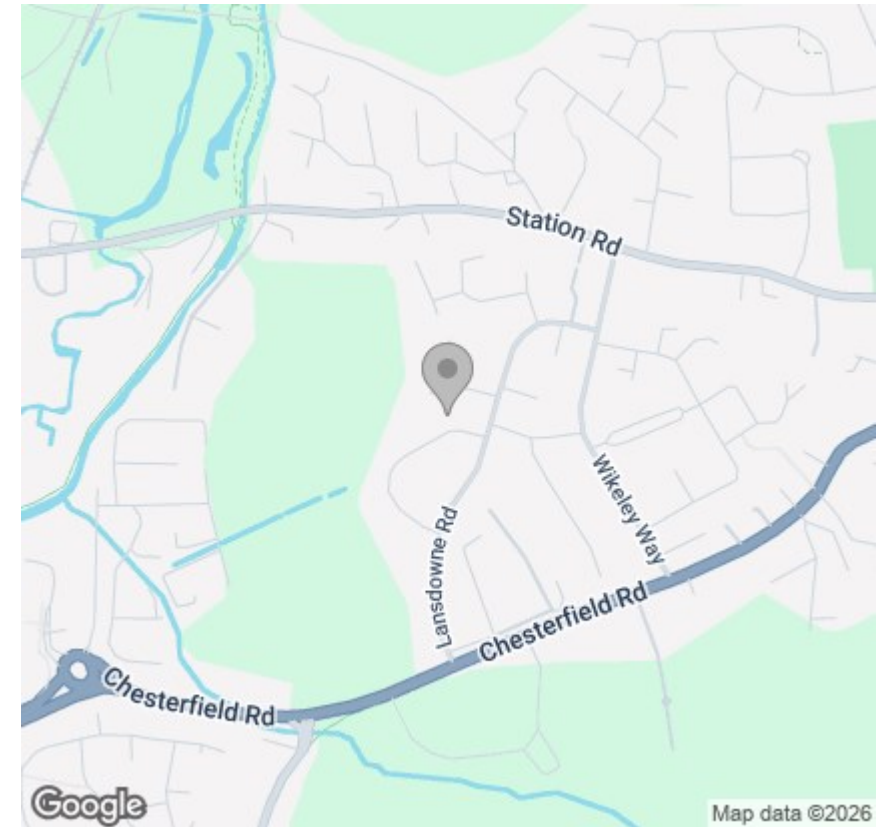
Energy Efficiency Graph



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Area Map



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, 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.

