



41 St. Thomas Street,  
Brampton, S40 3AH

£179,950

W  
WILKINS VARDY

# £179,950

## DELIGHTFUL VICTORIAN SEMI

This beautifully presented two double bed roomed semi detached house offers an impressive 899 sq.ft. of well appointed accommodation, which includes two good sized reception rooms, and a contemporary re-fitted 4-piece family bathroom, together with a mature west facing rear garden.

The property is located in this popular residential area, within walking distance from the various shops, cafes and bars on Chatsworth Road and within the normal catchment area for Brookfield School.

- Victorian Semi Detached Home
- Two Good Sized Reception Rooms
- Fitted Kitchen
- Two Double Bedrooms
- Superb 4-Piece Family Bathroom
- Enclosed West Facing Rear Garden
- Brookfield School Catchment
- Convenient Location
- EPC Rating: F

### General

Gas central heating (Back Boiler Unit)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 83.5 sq.m./899 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Brookfield Community School

### On the Ground Floor

A composite side entrance door opens into an ...

### Entrance Hall

Having stripped and varnished wood flooring. A staircase rises to the First Floor accommodation.

### Living Room

13'0 x 12'3 (3.96m x 3.73m)  
A good sized front facing reception room, spanning the full width of the property and having a wall mounted electric fire.

### Dining Room

131 x 12'2 (39.93m x 3.71m)  
A second good sized rear facing reception room, again spanning the full width of the property and having a wall mounted gas fire with concealed back boiler.  
Stripped and polished wood flooring.  
A door gives access to a useful under stair store.  
An opening leads through into the ...

### Kitchen

12'8 x 7'10 (3.86m x 2.39m)  
a dual aspect room, fitted with a range of beech 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 an electric double oven and 4-ring gas hob with extractor hood over.  
Space and plumbing is provided for an automatic washing machine and dishwasher, and there is space for a fridge/freezer.  
Tiled floor with under floor heating.  
A uPVC double glazed door opens onto the rear of the property.

### On the First Floor

### Landing

With stripped and polished wood flooring.

### Bedroom One

13'1 x 12'4 (3.99m x 3.76m)  
A good sized front facing double bedroom, spanning the full width of the property.

### Bedroom Two

12'4 x 10'0 (3.76m x 3.05m)  
A rear facing double bedroom having a built-in over stair storage cupboard. Stripped and polished wood flooring.

### Superb Re-Fitted Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, walk-in shower with mixer shower, wash hand basin storage below and low flush WC.  
Built-in airing cupboard housing the hot water cylinder.  
Vinyl flooring and downlighting.

### Outside

To the front of the property there is a walled, low maintenance forecourt garden. On street parking is available in the area.

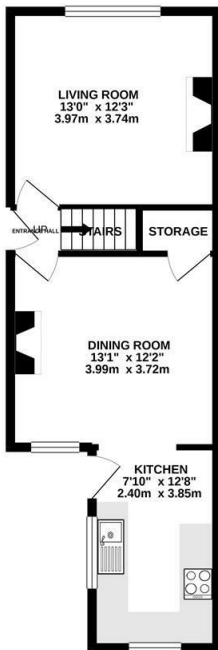
A path leads down the side of the property to the enclosed rear garden which comprises of a paved seating area and a lawn with side borders. Beyond here there is a hardstanding area for a garden shed.



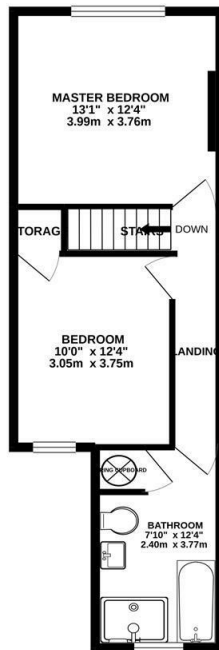




GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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) <b>A</b>		
(81-91) <b>B</b>		73
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	36	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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**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, 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

**BOLSOVER** | 14 Town End, Bolsover S44 6DT | **01246 241 806**

**CLAY CROSS** | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

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