



56 St. Thomas Street,  
Brampton, S40 3AH

£185,000

W  
WILKINS VARDY

# £185,000

## SPACIOUS EXTENDED VICTORIAN FAMILY HOME

This characterful three bedroomed end terraced house offers an impressive 1038 sq.ft. of accommodation over three storeys, comprising a good sized kitchen, two generous reception rooms, three good sized bedrooms and a large 4-piece family bathroom. With an enclosed east facing rear garden, this is a great family home.

This popular street is situated within walking distance from the various amenities on Chatsworth Road and also Somersall Park, whilst being well placed for accessing the Town Centre and within Brookfield School catchment.

- Attractive End Terrace House
- Two Reception Rooms
- Good Sized Kitchen
- Three Good Sized Bedrooms
- 4-Piece Family Bathroom
- Low Maintenance Gardens
- Brookfield School Catchment
- Popular Location
- EPC Rating: E

### General

Gas central heating (Heatline Boiler)  
uPVC sealed unit double glazed windows  
Gross internal floor area - 96.4 sq.m./1038 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Brookfield Community School

### On the Ground Floor

A wooden side entrance door opens into an ...

### Entrance Hall

With staircase rising to the First Floor accommodation.

### Living Room

13'0 x 12'4 (3.96m x 3.76m)  
A good sized reception room, spanning the full width of the property, having a feature marble fireplace with fitted gas fire.

### Dining Room

13'1 x 12'2 (3.99m x 3.71m)  
A second good sized rear facing reception room, again spanning the full width of the property and having an inset living flame coal effect gas fire. A door gives access to a useful built-in under stair store cupboard.

### Kitchen

13'5 x 7'10 (4.09m x 2.39m)  
Being part tiled and fitted with a range of light beech effect wall, drawer and base units with complementary work surfaces over.  
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 over.  
Space and plumbing is provided for an automatic washing machine and dishwasher, and there is space for a fridge/freezer.  
Tiled floor and downlighting.  
A wooden framed single glazed door opens onto the rear of the property

### On the First Floor

### Landing

Having a built-in storage cupboard and staircase rising to the Second Floor accommodation.

### Bedroom One

13'0 x 12'4 (3.96m x 3.76m)  
A good sized front facing double bedroom, spanning the full width of the property and having a built-in over stair cupboard.

### Bedroom Three

9'3 x 8'8 (2.82m x 2.64m)  
A rear facing good sized single bedroom.

### Family Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising of a panelled bath, shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard housing the gas boiler.  
Tiled floor and downlighting.

### On the Second Floor

### Bedroom Two

13'0 x 10'11 (3.96m x 3.33m)  
A good sized double bedroom with gable end window.

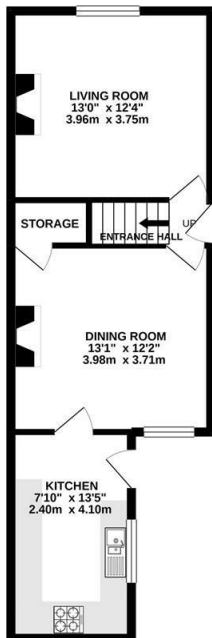
### Outside

To the front of the property there is a forecourt garden with decorative gravel and shrubs. On street parking is available in the area.

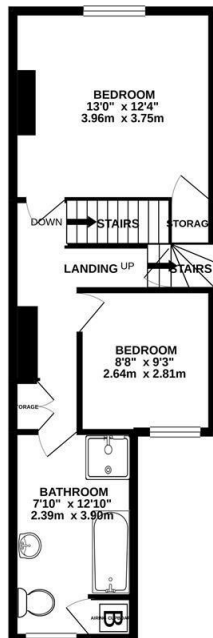
A path leads down the side of the property to the enclosed, low maintenance garden where there is a covered seating area and a pressed concrete patio which spans the entire length of the rear, interspersed with three trees.



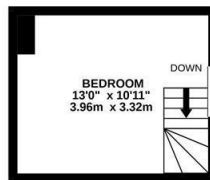
GROUND FLOOR  
449 sq. ft. (41.7 sq. m.) approx.



1ST FLOOR  
450 sq. ft. (41.8 sq. m.) approx.



2ND FLOOR  
139 sq. ft. (12.9 sq. m.) approx.



TOTAL FLOOR AREA: 1038 sq. ft. (96.4 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.  
Made with Memphis ©2021

**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>		75
(55-68) <b>D</b>	52	
(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>	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	

Zoopa.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS

Relocation agent network

**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 fires, 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**

wilkins-varDY.co.uk