



193 Old Hall Road,
Brampton, S40 1HG

GUIDE PRICE

£155,000

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WILKINS VARDY

GUIDE PRICE

£155,000

GUIDE PRICE: £155,000 TO £165,000 - REFURBISHED TERRACED HOUSE IN POPULAR LOCATION

Available for immediate occupation is this two double bedroomed mid terrace house which has been comprehensively refurbished by its present owners to provide contemporary styled accommodation, to include a re-fitted kitchen and bathroom, new floor coverings and being neutrally decorated throughout.

The property is situated in a popular residential area, is well placed for the shops, bars and restaurants on Chatsworth Road and within Brookfield School catchment.

- Refurbished Mid Terrace House
- Bay Fronted Living Room
- Re-Fitted Kitchen/Diner
- Utility Room
- Two Double Bedrooms
- Re-Fitted Bathroom
- Rear Car Standing Space
- NO CHAIN
- EPC Rating: D
- Popular Location

General

Gas central heating (Worcester Combi Boiler)
uPVC double glazed windows and double glazed composite doors with security locks fitted to the front and rear
New floor coverings throughout
Gross internal floor area - 64.4 sq.m./693 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A double glazed composite front door opens into the ...

Living Room

13'10 x 10'10 (4.22m x 3.30m)
A good sized bay fronted reception room, spanning the full width of the property and having the original coving and ceiling rose.

Centre Lobby

With a door giving access to the cellar head with steps which lead down into the Cellar.

Re-Fitted Kitchen/Diner

12'11 x 10'10 (3.94m x 3.30m)
Fitted with a range of light grey hi-gloss wall, drawer and base units with complementary wood effect work surfaces and upstands.
Inset single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, electric oven and induction hob with glass splashback and angled extractor over.
Fusion hardwearing vinyl flooring and downlighting to the ceiling.
A door gives access to the staircase which rises to the First Floor accommodation, and a further door leads through into the ...

Utility Room

9'11 x 5'10 (3.02m x 1.78m)
Having a light grey hi-gloss base unit with integrated washing machine and wood effect worktop incorporating a single drainer stainless steel sink with mixer tap.
Fusion hardwearing vinyl flooring and downlighting.
A double glazed composite door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'1 x 10'11 (3.68m x 3.33m)
A good sized front facing double bedroom, spanning the full width of the property and having a built-in over stair store area which also houses the loft access hatch.

Bedroom Two

12'11 x 7'9 (3.94m x 2.36m)
A second good sized double bedroom with a window overlooking the rear of the property

Re-Fitted Bathroom

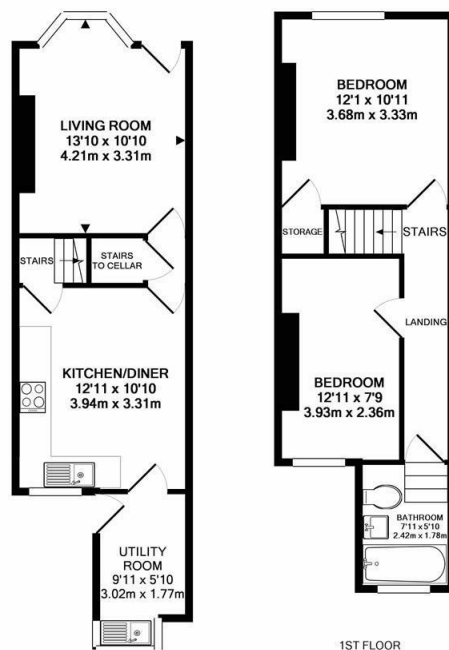
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and low flush WC.
Built-in airing cupboard housing the gas combi boiler.
Chrome heated towel rail.
Fusion hardwearing vinyl flooring.

Outside

There is a walled low maintenance pebbled forecourt garden and paved path leading up to the front entrance door. On street parking is available in the area.

To the rear of the property there is a lawned garden and a shared pathway which leads to a potential car standing space (subject to the necessary local authority consents).

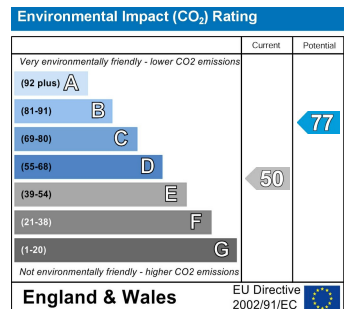
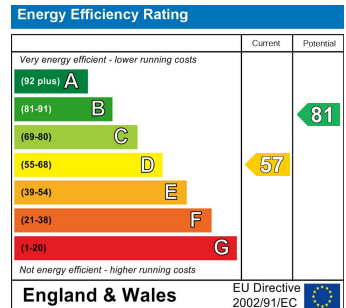




GROUND FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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, 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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