



75 Heywood Street,
Brimington, S43 1DB

£110,000

W
WILKINS VARDY

£110,000

IDEAL FIRST HOME WITH SOUTH FACING REAR GARDEN

This delightful two bedroomed mid terraced house offers well ordered and tastefully appointed accommodation, together with a south facing rear garden, situated on a 'No Through' road and being well placed for the local amenities in Brimington village and easily accessible for commuter links into Chesterfield and Staveley.

- Mid Terrace House
- Kitchen/Diner
- Two Bedrooms
- South Facing Rear Garden
- EPC Rating: D
- Good Sized Living Room
- Useful Cellar
- Bathroom/WC
- Convenient Location

General

Gas central heating (Ideal Logic Plus Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 69.6 sq.m./749 sq.ft. (including Cellar)
Council Tax Band - A
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A uPVC entrance door opens into the ...

Living Room

12'0 x 11'2 (3.66m x 3.40m)
A good sized front facing reception room, spanning the full width of the property and having a feature exposed brick fireplace, slate hearth and multi-fuel stove.
Stripped wood flooring.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen/Diner

12'2 x 12'0 (3.71m x 3.66m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer, under counter fridge and slot-in cooker with fitted stainless steel extractor hood over.
Feature exposed brick fireplace and tiled flooring.
A door gives access to a cellar head where there is space for a fridge/freezer, and steps leading down into the ...

Cellar

11'0 x 7'0 (3.35m x 2.13m)
A useful storage space having light and power.

Rear Porch

Having a tiled floor and a door giving access onto the rear garden.

On the First Floor

Landing

Bedroom One

12'0 x 11'2 (3.66m x 3.40m)
A good sized front facing double bedroom, spanning the full width of the property, and having stripped wood flooring.

Bedroom Two

12'2 x 6'7 (3.71m x 2.01m)
A rear facing single bedroom with laminate flooring and a built-in over stair storage cupboard which houses the gas combi boiler.

Bathroom

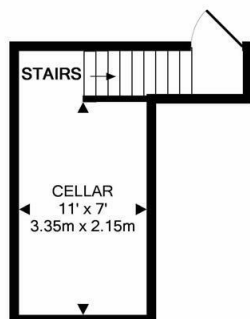
Being part tiled and fitted with a white 3-piece suite comprising of a tiled-in bath with mixer shower over, pedestal wash hand basin and low flush WC.
Tiled floor.

Outside

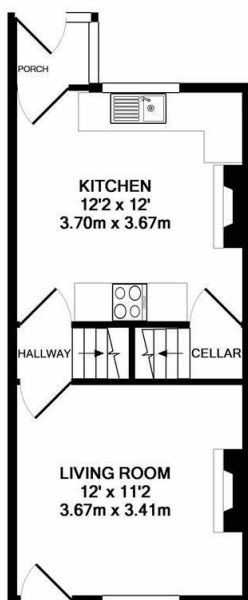
There is a walled forecourt garden to the front. On street parking is available in the area.

To the rear there is an enclosed south facing rear garden comprising of a seating area, lawn with side border and a path leading to a brick built outhouse.

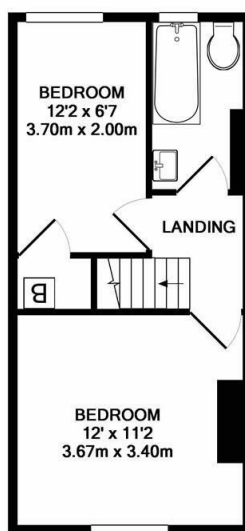




BASEMENT LEVEL
APPROX. FLOOR
AREA 112 SQ.FT.
(10.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(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		71
(81-91) B		
(69-80) C		
(55-68) D	64	
(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, multi-fuel stove, 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.

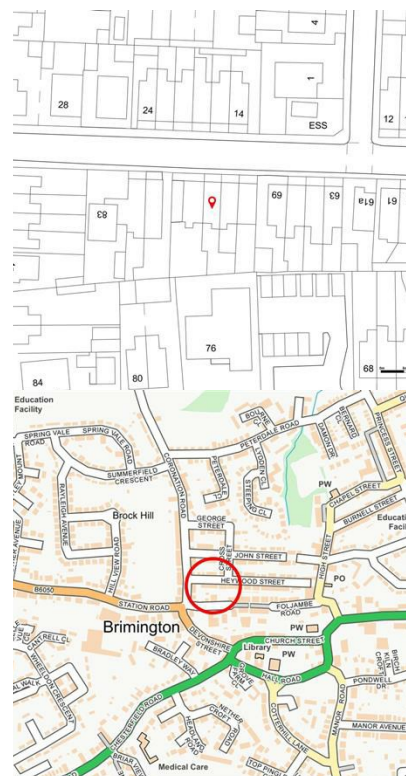
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College 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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