

# BOTHAMS MITCHELL SLANEY

Independent Estate Agents, Chartered Surveyors and Valuers



## 25 Brookbank Avenue Brockwell, Chesterfield, S40 4BA



A well-presented TWO Bedroomed Semi-Detached House.

Boasting a south facing rear garden.

NO ONWARD CHAIN. Early viewing recommended.

### Offers in the region of £160,000

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Please note - All measurements are approximate.

## Key Features:

- \*Located in a sought after area
- \*Ideal for First Time Buyer/Investor
- \*Sited in the catchment for the highly regarded Brockwell Primary School
- \*Convenient for Chesterfield Town Centre
- \*uPVC Double Glazing and Gas Central Heating
- \*Bay Windowed Sitting Room
- \*Dining Kitchen
- \*Two Double Bedrooms
- \*Combined Bathroom/WC with underfloor heating
- \*OFF-ROAD PARKING
- \*South Facing rear garden
- \*Only from an internal viewing can this property be fully appreciated
- \*No upward chain

A composite front entrance door with decorative glazed panels opens into the..

## ENTRANCE LOBBY

Having a central heating radiator, coving to ceiling, ceiling light point. Wood effect laminate flooring and stairs rising to first floor.

A door leads into the..

## SITTING ROOM

Having a front facing uPVC double glazed bay window. The original picture rail, coving to ceiling, ceiling light point. The focal point of the spacious lounge is the feature chimney breast, with a painted Adams style fire surround with marble inset and matching hearth accommodating a living flame coal effect gas fire. Wood effect laminate floor covering. A concertina door opens into the..

## DINING KITCHEN

Having two uPVC double glazed windows that look out onto the rear garden. The kitchen area is comprehensively fitted with a range of modern wall and base storage cabinets with underlighting, matching drawer sets and open display shelving. With contrasting roll top work surface area over and upstands. A 1 ½ bowl stainless steel sink unit with matching drainer and mixer tap. Part tiled walls. Built-in cooking appliances comprise a four ring gas burning hob with stainless steel chimney style extractor over, separate built-in fan assisted oven. Inset ceiling spotlights. Space for fridge freezer, space and plumbing for washing machine. Tile flooring runs the entire room and through to the..

## DINING AREA

Space for dining table and chairs. Inset ceiling spotlights, central heating radiator. A useful understairs store cupboard accommodates the gas central heating combination boiler and also provides useful storage space. Benefitting from a ceiling light point. A uPVC double glazed external door gives exit access to the outside.

## FIRST FLOOR LANDING

With uPVC double glazed window to side aspect having obscure glasswork. The access to roof space via a loft hatch. The roof space benefits from boarding, providing useful storage space.

## BEDROOM ONE

A generously sized double bedroom, with a uPVC double glazed bay window to front aspect Feature wall. Picture rail, coving to ceiling, ceiling light point. A built-in cupboard provides useful hanging space.

## BEDROOM TWO

Having a rear facing uPVC double glazed window, picture rail with useful decorative display shelf over. Ceiling light point, central heating radiator, coving to ceiling.

## COMBINED BATHROOM/WC

Having a uPVC double glazed window to side aspect, with obscure glasswork. The bathroom comprises a bath with a mains rainfall shower and separate hose over and glass shower screen, pedestal hand wash basin, low flush WC. Inset ceiling spotlights, chrome heated ladder towel

rail. Fully tiled walls with a contrasting tiled floor that has underfloor heating.

## OUTSIDE

A driveway provides ample off-road parking, with a side gate leading to the..

## REAR GARDEN

The rear garden, which is south facing, comprises lawned areas, a raised bed, ideal for growing vegetables or flowers, border with established plants and an additional patio seating area to provide an ideal spot for al fresco dining/entertaining and relaxing. At the head of the garden is a brick built summerhouse/workshop, benefitting from power and light. A timber garden shed, outside water tap. The garden is fully enclosed and offers a good degree of privacy. Exterior lighting.

## EPC

## FINANCIAL ADVICE

Bothams Mitchell Slaney introduces to St. James's Place Wealth Management plc which is authorised and regulated by the Financial Services Authority. They can provide you with Financial Solutions for, Mortgages, Investment, Inheritance Tax Planning etc. Peter Boardman, St. James's Place Partnership office 01246 559616, mobile 07836 241900 or email:peter.boardman@sjpp.co.uk.

## PROPERTY MISDESCRIPTIONS ACT 1991

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