



57 Coronation Road,
Brimington, S43 1EU

OFFERS AROUND

£110,000

W
WILKINS VARDY

OFFERS AROUND

£110,000

ATTRACTIVE BAY FRONTED TERRACED HOUSE WITH WEST FACING GARDEN BACKING ONTO THISTLE PARK

This delightful two double bedroomed bay fronted mid terraced house offers well ordered accommodation together with a west facing garden with decked seating area and outhouse backing onto parkland, in this central position, close to the various amenities in Brimington and well placed for transport links into Chesterfield and towards Sheffield.

- Bay Fronted Terrace House
- Kitchen
- Two Double Bedrooms
- NO CHAIN
- Extensive Rear Views across Thistle Park
- Good Sized Living Room
- Ground Floor Bathroom
- Rear Garden
- EPC Rating: D

General

Gas central heating (Alpha Combi Boiler)
uPVC double glazed windows and doors
Wireless remote controlled alarm system
Gross internal floor area - 63.9 sq.m./688 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A uPVC double glazed entrance door opens into the ...

Living Room

13'9 x 12'0 (4.19m x 3.66m)
A good sized bay fronted reception room, spanning the full width of the property, having a feature brick fireplace with an electric fire sat on a marble effect hearth and a built-in cupboard. (Note: There is a gas supply should you wish to install a gas fire).

Centre Lobby

Fitted with a smoke alarm and having a staircase rising to the First Floor accommodation. An opening leads through into the ...

Kitchen/Diner

11'11 x 11'11 (3.63m x 3.63m)
Fitted with a range of white wall, drawer and base units with complementary work surfaces and plastic cladding splashbacks.
Inset 1½ bowl single drainer composite sink with pull out mixer tap.
Included in the sale is the washing machine, fridge/freezer and slot-in cooker with fitted stainless steel splashback.
There is also a door to a useful large under stair store.
Tiled floor.
An opening leads through into the ..

Rear Entrance Hall

Having a tiled floor and housing the consumer unit and electric meter. A uPVC double glazed door opens onto the rear of the property, and a further door gives access into the ...

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with folding glass shower screen and electric shower over, pedestal wash hand basin and low flush WC.
Chrome heated towel rail.
Tiled floor, downlighting and extractor fan.

On the First Floor

Fitted with a smoke alarm.

Bedroom One

12'0 x 12'0 (3.66m x 3.66m)
A good sized front facing double bedroom, spanning the full width of the property and having a built-in over stair store.

Bedroom Two

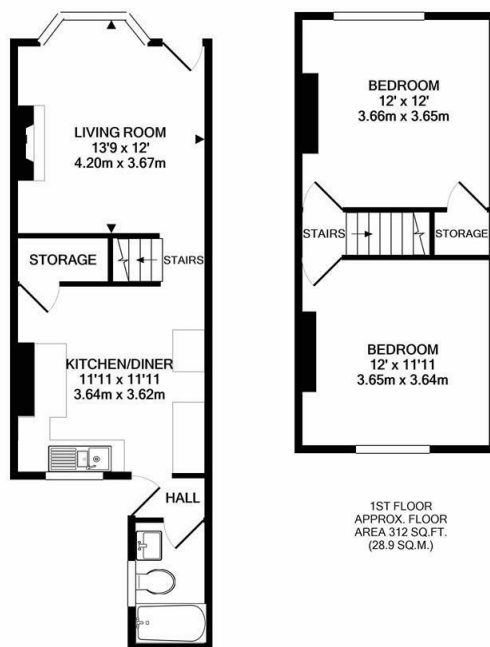
12'0 x 11'11 (3.66m x 3.63m)
A rear facing double bedroom, again spanning the full width of the property and having a built-in airing cupboard housing the Alpha combi boiler.

Outside

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

To the rear of the property there is a decked seating area with lighting. Beyond this there is a paved patio with planted side borders, lawned garden and brick built outhouse.

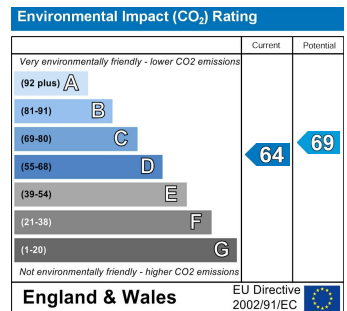
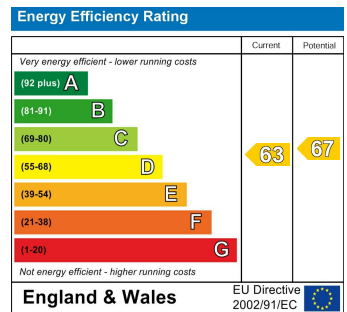




TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 SQ.M.)

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, electric fire, 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.

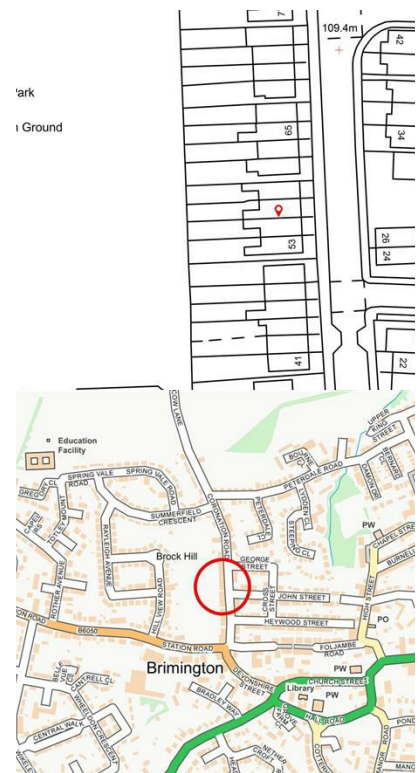
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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