



222 Manor Road,
Brimington, S43 1NW

OFFERS IN EXCESS OF

£300,000

W

WILKINS VARDY

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£300,000

EXTENDED DETACHED BUNGALOW WITH SCOPE FOR FURTHER EXTENSION

This spacious three bedroomed detached bungalow has been extended and improved to provide 1220 sq.ft. of well appointed and neutrally presented accommodation to the ground floor, with the further potential of a part converted roof space which could provide additional habitable accommodation.

The property boasts a generous plot, with good sized enclosed west facing rear garden, in this popular residential location, being well placed for accessing the various amenities in Brimington and for accessing routes towards the Town Centre, Sheffield and M1 Motorway.

- Detached Bungalow
- Kitchen & Utility Room
- Ground Floor & First Floor
- Shower Room
- EPC Rating: E
- Integral Garage & Off Street Parking
- Two Reception Rooms
- Three Ground Floor Bedrooms
- Two further Part Converted Rooms
- Enclosed Rear Garden

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC double glazed windows
Gross internal floor area - 155.6 sq.m./1675 sq.ft. (including Attic Accommodation and Garage)
Council Tax Band - C
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite entrance door opens into the ...

Entrance Hall

Fitted with laminate flooring and having a door giving access into the Integral Garage. A staircase rises to the First Floor accommodation.

Bedroom One

14'2 x 12'4 (4.32m x 3.76m)

A good sized bay fronted double bedroom fitted with engineered oak wood flooring.

Bedroom Two

12'0 x 11'5 (3.66m x 3.48m)

A side facing double bedroom fitted with solid oak wood flooring.

Bedroom Three

10'10 x 7'5 (3.30m x 2.26m)

A side facing single bedroom fitted with vinyl flooring.

Living Room

13'11 x 11'10 (4.24m x 3.61m)

A good sized living room having two windows to the side elevation, fitted with engineered oak wood flooring and having a multi-fuel burner.

An open archway leads through into the ...

Dining Room

11'3 x 7'8 (3.43m x 2.34m)

A rear facing reception room fitted with solid oak wood flooring and having bi-fold doors which overlook and open onto the rear garden. An opening leads through into the ...

Kitchen

15'10 x 11'0 (4.83m x 3.35m)

Being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with angled extractor over.

Space is provided for an American style fridge/freezer.

Plastic laminate flooring.

Utility Room

9'9 x 5'11 (2.97m x 1.80m)

Fitted with an oak double and single base unit with work surface over, including an inset single drainer sink with mixer tap.

Space and plumbing is provided for a dishwasher and washing machine. Plastic laminate flooring.

A solid entrance door opens onto the rear of the property.

Family Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower tray with mixer shower, wash hand basin and low flush WC.

Tiled flooring.

On the First Floor

Whilst accommodation on this floor has been converted, we believe there is no Local Authority building regulation approvals for the works. In order for this accommodation to be used and classified as habitable, retrospective approval would be needed by the Local Authority. This could involve, but is not guaranteed to need, improvements to part of the structure. Purchasers are advised to seek their own specialist advice prior to making an offer.

Landing

Having exposed wooden beams and a Velux window.

Shower Room

Being partially tiled and fitted with a white 3-piece suite comprising of a shower cubicle with electric shower, semi inset wash hand basin with storage unit below and low flush WC with storage unit to the side.

Vinyl flooring and Velux window.

Attic Room 1

19'9 x 7'11 (6.02m x 2.41m)

Having two Velux windows and two eaves access points.

Attic Room 2

10'0 x 9'6 (3.05m x 2.90m)

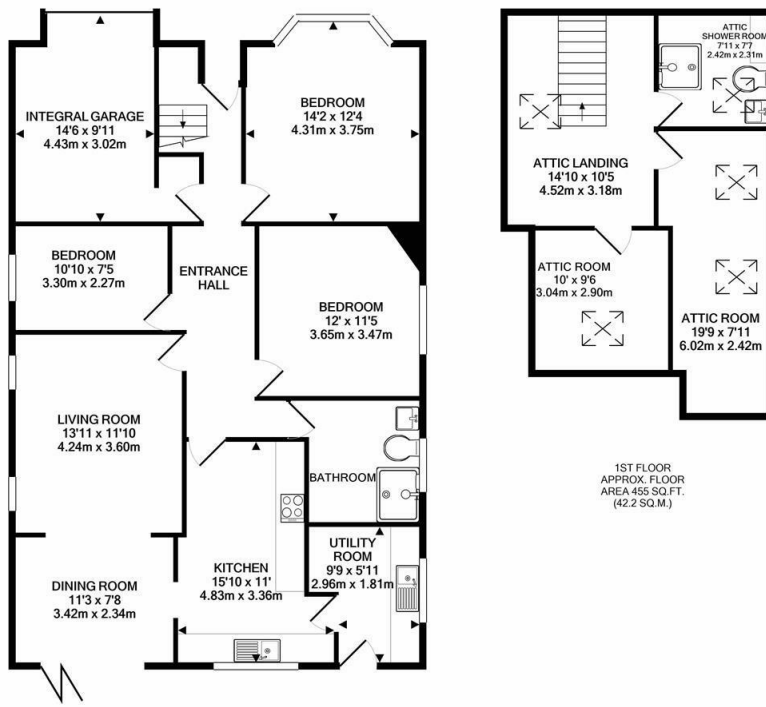
Having a Velux window.

Outside

To the front of the property there is a block paved drive providing ample off street parking, leading to the Integral Garage having an electric 'up and over' door, light and power.

To the rear of the property there is an enclosed west facing garden comprising of a seating area and an outhouse with light and power. There is also a lawn with a raised fishpond and rockery, together with a hardstanding area with garden shed and a wood store.





GROUND FLOOR
APPROX. FLOOR
AREA 1220 SQ.FT.
(113.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1675 SQ.FT. (155.6 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	50	59
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	45	54
	EU Directive 2002/91/EC	

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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, wood burning stove, kitchen appliances, shower units, 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.

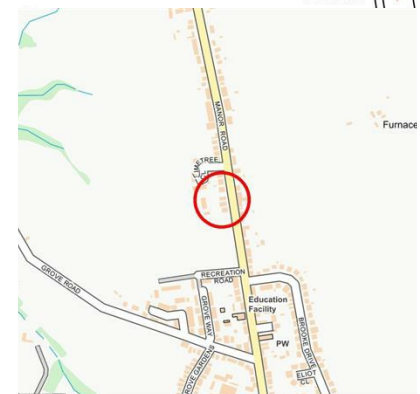
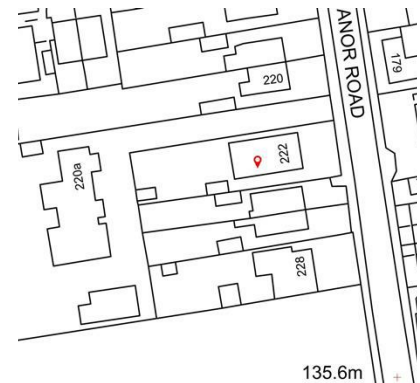
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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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