



23 Sydney Street,  
Brampton S40 1DA

OFFERS AROUND

£115,000



WILKINS VARDY

OFFERS AROUND

# £115,000

FANTASTIC FIRST TIME BUYER OR INVESTMENT PROPERTY

This attractive Victorian two bedroomed mid terraced house offers well ordered accommodation together with a mature enclosed south east facing rear garden.

The property is conveniently situated within walking distance from the various amenities on Chatsworth Road and is less than a mile from the Town Centre.

- Mid Terrace House
- Good Sized Living Room
- Two Bedrooms
- Enclosed Rear Garden
- EPC Rating: C
- Refurbishment Project
- Kitchen/Diner
- Bathroom/WC
- NO CHAIN
- Brookfield School Catchment

## General

Gas central heating (Ideal Logic Plus Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 57.1 sq.m./615 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A uPVC front entrance door opens into the ...

## Living Room

12'2 x 11'2 (3.71m x 3.40m)

A good sized front facing reception room, spanning the full width of the property.

## Centre Lobby

With staircase rising to the First Floor accommodation.

## Kitchen/Diner

13'4 x 11'2 (4.06m x 3.40m)

Fitted with a basic range of wall and base units with work surfaces over, including an inset single drainer stainless steel sink.

Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer and freestanding cooker.

A door gives access to a useful under stair store, and there is also a built-in cupboard.

A uPVC double glazed door opens to give access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

12'2 x 11'2 (3.71m x 3.40m)

A good sized front facing double bedroom, spanning the full width of the property and fitted with laminate flooring.

## Bedroom Two

13'3 x 6'2 (4.04m x 1.88m)

A rear facing single bedroom having a built-in over stair store cupboard which also houses the loft access hatch.

## Bathroom

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

Vinyl flooring.

## Outside

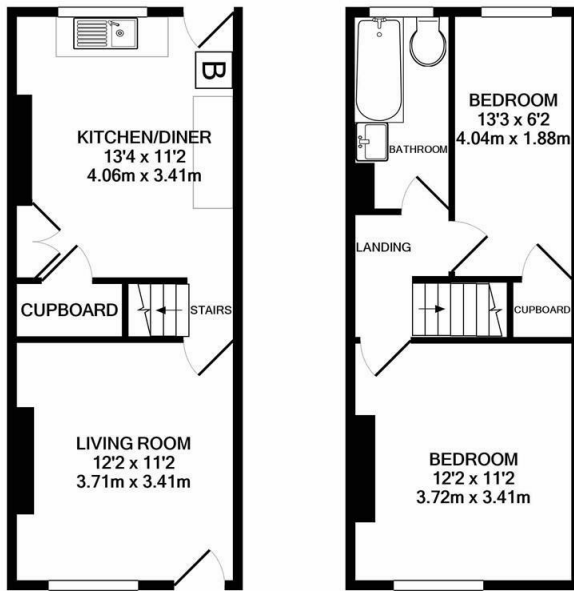
To the front of the property there is a walled forecourt garden. On street parking is available in the area.

To the rear of the property there is a yard area with two attached brick built outbuildings. Beyond here, there is a lawned garden with a mature tree and a garden shed.









GROUND FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.1 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  
Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

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, 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.

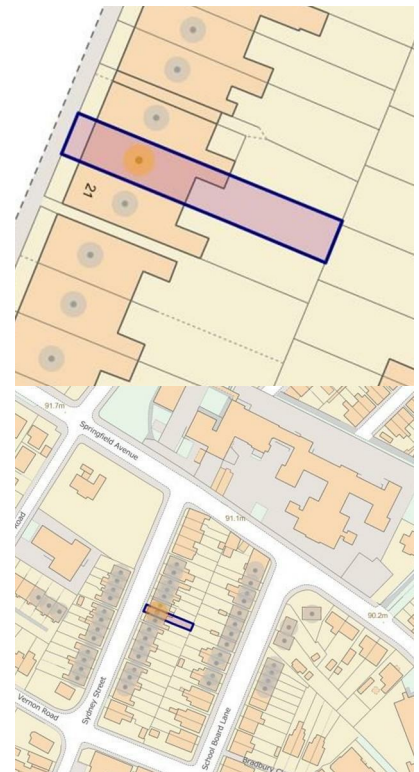
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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**

wilkins-vardy.co.uk