

wards
estate agents

164 Manor Road

Brimington, Chesterfield, S43 1NW

£260,000

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Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION

Early viewing is recommended of this EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW which is situated on a generous rear garden plots and enjoys SUPERB ENVIABLE REAR VIEWS OVER OPEN CONTRYSIDE!

Scope for further extension (subject to consents)

Located in this ever popular residential location, close to local amenities, bus routes, schooling and with easy commuting access to Chesterfield town centre. Extended accommodation currently benefits from uPVC double glazing, gas central heating with a Combi boiler (annually serviced).

Comprises:- front entrance porch into the entrance hallway, front reception room, breakfasting kitchen, rear utility/garden room. Fully tiled shower room with 3 piece suite, front double bedroom with fitted bedroom furniture and rear extended double bedroom which enjoys views over the rear garden and open countryside beyond.

Front low brick walling and double wrought iron gates provide access onto the driveway which leads to the detached brick garage. (Neighbour has right of way over the driveway) Mature garden with well established planting.

Fabulous good sized rear enclosed garden with substantially fenced boundaries. Paved patio area and large areas set with vegetable planting.

Additional Information

Right of way by foot or vehicle is entitled to the neighbour over the front driveway.

Japanese Knotweed has been located to the rear garden- details of a treatment plan are available upon request. The Executors of the estate will NOT be attending to the treatment of the knotweed.

























Additional Information

Gas Central Heating-Combi boiler- serviced annually
uPVC Double Glazed windows
uPVC guttering and dry end ridges
Gross Internal Floor Area- 88.9Sq.m/ 956.5Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area-Springwell Community College

Front Porch

3'1" x 2'10" (0.94m x 0.86m)

Front uPVC part glazed entrance door leads into the entrance hallway via an internal door.

Entrance Hall

12'4" x 2'11" (3.76m x 0.89m)

A spacious hallway with access to accommodation. Access to the loft space.

Kitchen/Breakfast Room

13'7" x 11'7" (4.14m x 3.53m)

Comprising of a range of Medium Oak effect base and wall units with complementary work surfaces and inset sink unit. Integrated double oven, gas hob with extractor fan above. Space for washing machine and fridge/freezer. The 'I'Mini Combi boiler is located in the kitchen. Door leads to the reception room. Glazed door leads into the rear utility/garden room.

Utility/Garden Room

14'7" x 7'8" (4.45m x 2.34m)

Partly uPVC rear utility/sun room with full range of base cupboards which provide superb additional storage. Lovely over the rear gardens. uPVC door leads onto the driveway.

Reception Room

13'7" x 10'5" (4.14m x 3.18m)

Family living room with front aspect window.

Front Double Bedroom One

11'9" x 9'8" (3.58m x 2.95m)

Double bedroom with front aspect window. Range of built in wardrobes and dressing table.

Rear Double Bedroom Two

13'0" x 11'11" (3.96m x 3.63m)

Extended second double bedroom which enjoys views over the rear gardens.

Shower Room

7'9" x 5'9" (2.36m x 1.75m)

Being fully tiled and comprising of panelled shower cubicle with rain shower and additional hose attachment, low level WC & wash hand basin set in vanity unit.

Detached Garage

17'4" x 8'4" (5.28m x 2.54m)

Brick detached garage which has lighting and power.

Outside













Front low brick walling and double wrought iron gates provide access onto the driveway which leads to the detached brick garage. Mature garden with well established planting. (Neighbour has a right of way over the driveway)

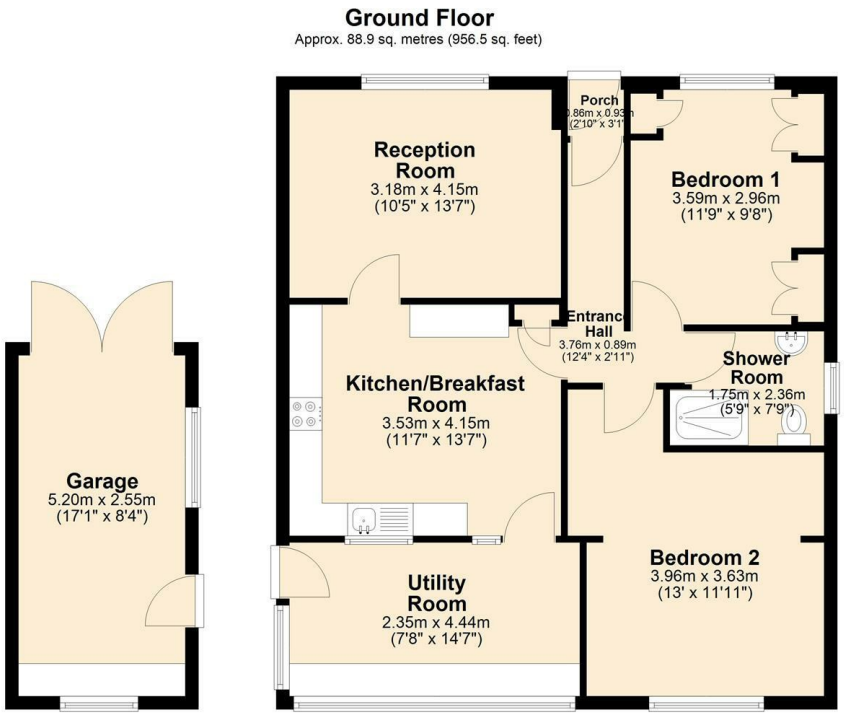
Fabulous good sized rear enclosed garden with substantially fenced boundaries. Paved patio area and large areas set with vegetable planting. There is a greenhouse and garden shed.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

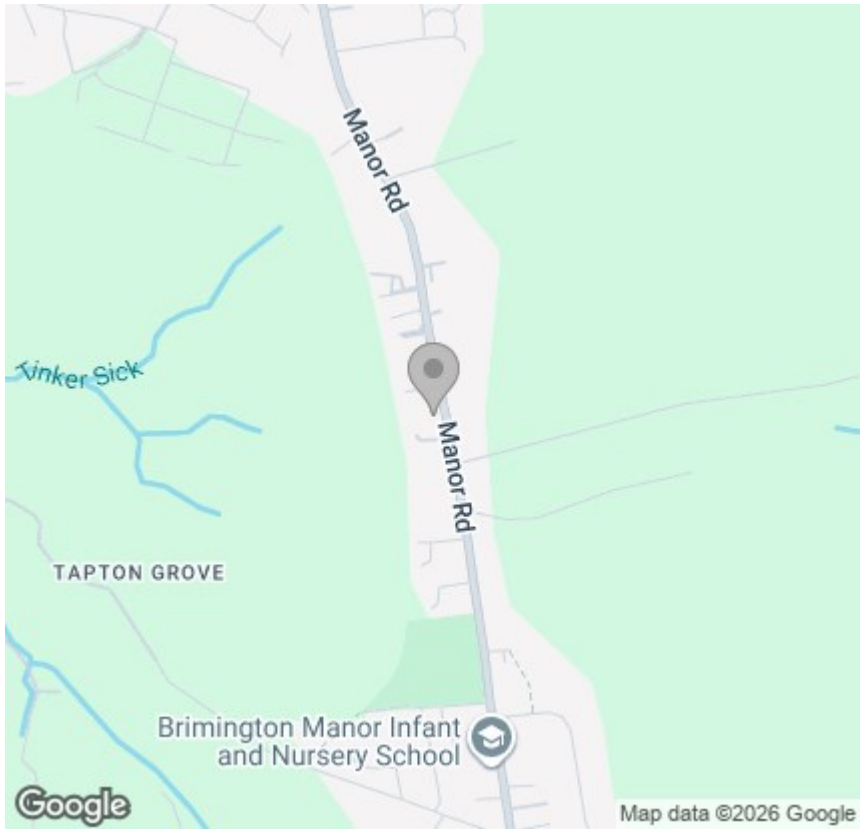
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 88.9 sq. metres (956.5 sq. feet)

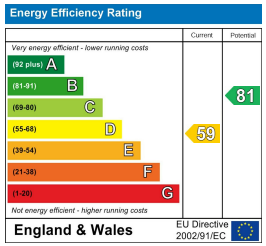
Area Map

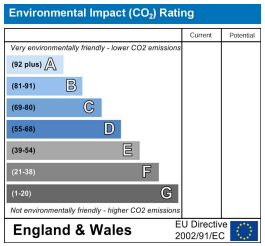


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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