



154 Manor Road, Brimington, Chesterfield, S43 1NW

- TWO BEDROOMS
- IDEAL FIRST TIME BUYER HOME
- LONG, SEPERATE, WESTERLY FACING AGRDEN
- END OF TERRACE HOUSE
- AMPLE DRIVEWAY PARKING
- VIEW NOW!

Asking Price £165,000

HUNTERS®
HERE TO GET *you* THERE

TWO BEDROOM END OF TERRACE HOUSE - GREAT FIRST TIME BUYER HOME - AMPLE DRIVEWAY PARKING!

Brimington is a popular village situated just east of Chesterfield, offering a pleasant blend of village living and everyday convenience. The area benefits from local shops, schools and community amenities, with further facilities available in nearby Chesterfield. Excellent road links provide easy access to Sheffield, the M1 and surrounding areas. With attractive countryside nearby, Brimington is an ideal location for families and commuters alike.

The ground floor of this property sees entrance straight into the dining room. An open doorway leads through to the comfortable living room, creating a good flow between the two reception areas. From the living room, a door leads into the kitchen, which provides access to the outside.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from a fitted wardrobe providing useful storage. The family bathroom serves both bedrooms and is fitted with a bath and overhead shower.

Externally the property benefits from off street driveway parking to the side of the property, as well as a garage for convenient storage. A long, separate, WESTERLY FACING garden is situated to the rear, accessed via the driveway and through a gated entrance, offering a good degree of outdoor space and scope for the new owner to make it their own.

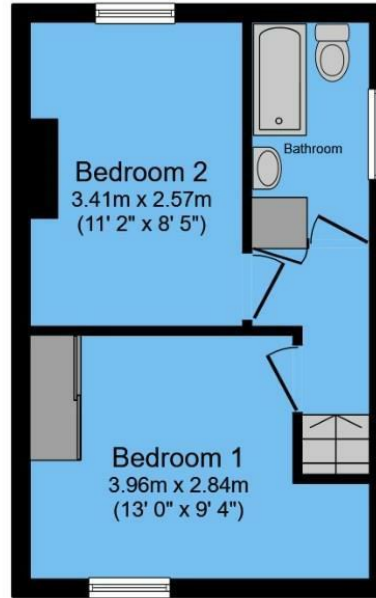
FREEHOLD - COUNCIL TAX BAND A







Ground Floor



First Floor

Total floor area 61.4 sq.m. (661 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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