



## 65 Chester Street, Brampton, Chesterfield, Derbyshire, S40 1DN

Offers In The Region Of £94,950

- End Terraced House
- Popular Location
- GCH
- Two Bedrooms
- Close to Town Center
- Well proportioned Rooms
- NO CHAIN
- UPVC DG
- Rear Gardenn



# 65 Chester Street, Chesterfield S40 1DN

A great opportunity has arisen to purchase this charming two bedroom, three storey, end terraced property which is located in this popular residential area. The property would benefit from some cosmetic upgrading and modernisation but does benefit from gas fired central heating, uPVC double glazed windows and a rear garden. Brampton is a well regarded residential area a stones throw from Chesterfield town centre and still relatively close to open countryside. Whilst traditionally always being popular with first time buyers and investors alike, Brampton has recently seen a surge of property sales due to its cosmopolitan feel and close vicinity of a wide range of amenities. The area has well performing schools for all ages, parks, sports clubs and facilities restaurants, bistros, traditional pubs, boutique shops and major supermarkets just a short walk away.

The accommodation briefly comprises: Ground Floor, Living Room and Fitted Dining Kitchen. First Floor, Landing, Bedroom One and Bathroom. Second Floor, Bedroom Two. Outside sees a long garden to the rear.



Council Tax Band: A



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#### LIVING ROOM

11'6" x 11'5"

Having a uPVC entrance door, a uPVC double glazed window and a central heating radiator.

#### KITCHEN DINER

11'5" x 10'7"

Being fitted with a range of units above and below roll top work surfaces, incorporated within is a single bowl, single drainer sink with mixer tap, an electric oven, 4 ring gas hob and an extractor oven. There is space for a washing machine and under counter fridge and freezer. There is also a uPVC door, a uPVC double glazed window and a central heating radiator.

#### FIRST FLOOR

##### LANDING

With a rear facing uPVC double glazed window.

##### BEDROOM ONE

11'6" x 11'5"

With a front facing uPVC double glazed window and a central heating radiator.

##### BATHROOM

10'7" x 5'2"

Fitted with a three piece suite comprising of a pannelled bath with mixer shower, low flush w/c and a pedestal was hand basin. There is a rear facing uPVC DG window, tiled splash backs, a useful storage cupboard and the central heating boiler is housed here.

#### SECOND FLOOR

##### BEDROOM TWO

11'5" x 9'10", 15'11"

Having a central heating radiator, side facing uPVC double glazed window and a Velux style window.

##### OUTSIDE

There is a patio area and a good sized lawned garden to the rear of the property.





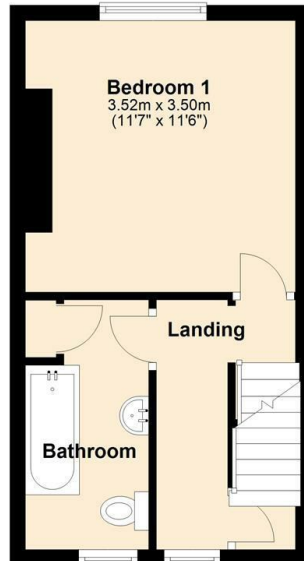




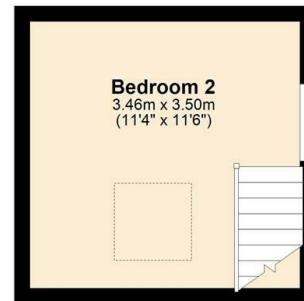
**Ground Floor**  
Approx. 24.0 sq. metres (258.4 sq. feet)



**First Floor**  
Approx. 24.0 sq. metres (258.4 sq. feet)

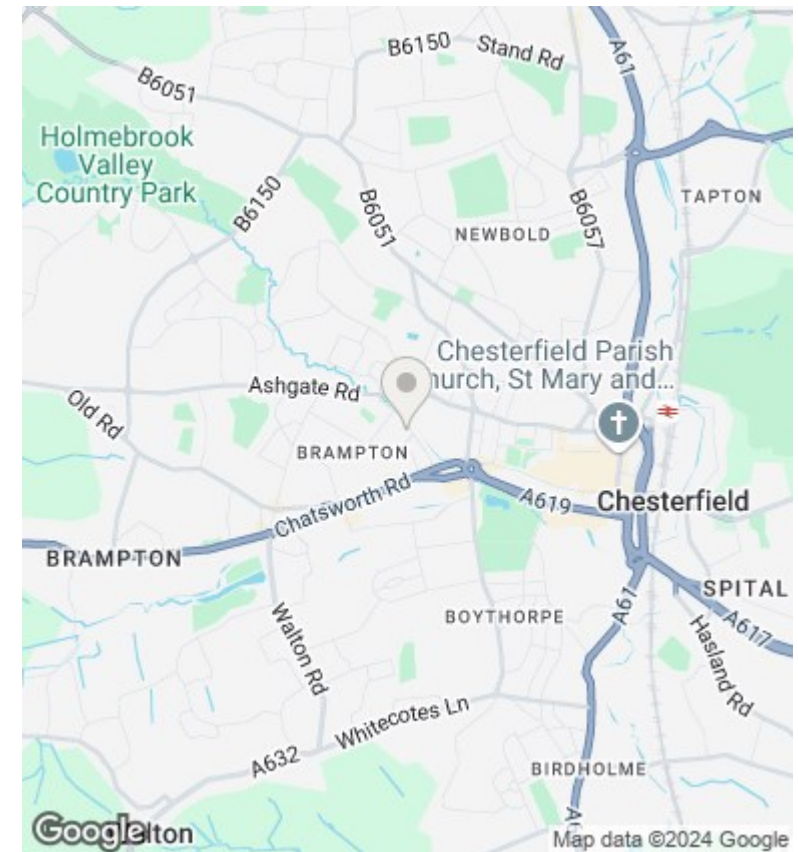


**Second Floor**  
Approx. 12.1 sq. metres (130.3 sq. feet)



Total area: approx. 60.1 sq. metres (647.1 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.



## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(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	