



## 206 Chatsworth Road, Brampton, Chesterfield, Derbyshire, S40

Offers Over £100,000

- Mid Terraced Property
- Close To Great Local Facilities
- uPVC Double Glazing
- Two Bedrooms
- Popular Location
- Gas Central Heating
- Well Proportioned Accommodation
- Good Sized Garden
- NO CHAIN

# 206 Chatsworth Road, Chesterfield S40 2AT

Offered for sale is this delightful two bedroom mid terraced property. Being well proportioned and well presented through out and benefiting from a gas-fired central heating system and uPVC double glazing. Situated less than one mile of Chesterfield town centre and within easy walking distance of the wide range of shops, restaurants, public houses, schools and other amenities on Chatsworth Road.

The accommodation briefly comprises: Living Room, Inner Lobby, Dining/Kitchen, Rear Lobby, Utility w/c, and Cellar. First Floor Landing, Two Double Bedrooms and well proportioned Bathroom. Outside sees a forecourt to the front and a good sized garden to the rear with lawn, patio and decked seating areas.



Council Tax Band: A





#### LIVING ROOM

11'9" x 10'0"

Having a front facing UPVC double glazed window, a UPVC entrance door with double glazed top light and two central heating radiators.

#### INNER LOBBY

With staircase leading to first floor accommodation.

#### KITCHEN

13'5" x 11'10"

Fitted with a range of units above and below roll top work surfaces, incorporated within is a 1 1/2 bowl, single drainer, stainless steel sink with mixer taps, single electric oven, 4 ring gas hob and chimney style extractor over. There is space for a fridge freezer as well as space and plumbing for a washing machine. The room benefits from tiled flooring, a UPVC double glazed window and a central heating radiator.

#### PANTRY

Providing shelf storage and leading to;

#### CELLAR

11'11" x 6'1"

Providing useful storage space.

#### REAR LOBBY

With a UPVC double glazed door and tiled flooring.

#### UTILITY W/C

Having a low flush w/c, rear facing uPVC double glazed window, plumbing for a washing machine and space for tumble dryer.

#### LANDING

#### BEDROOM 1

11'11" x 11'9"

Benefiting from a front facing UPVC double glazed window and central heating radiator.

#### BEDROOM 2

9'5" x 9'5"

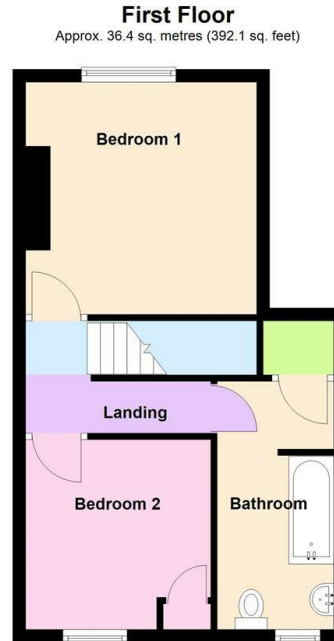
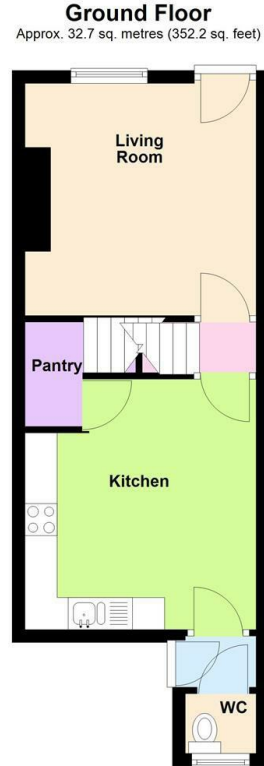
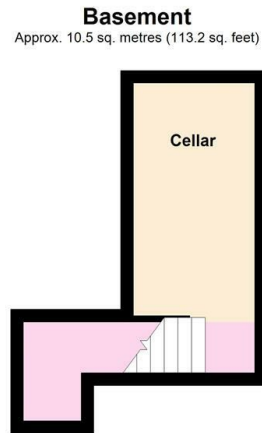
This room benefits from a central heating radiator, front facing UPVC double glazed window with views onto gardens and useful cupboard housing the central heating boiler.

#### BATHROOM

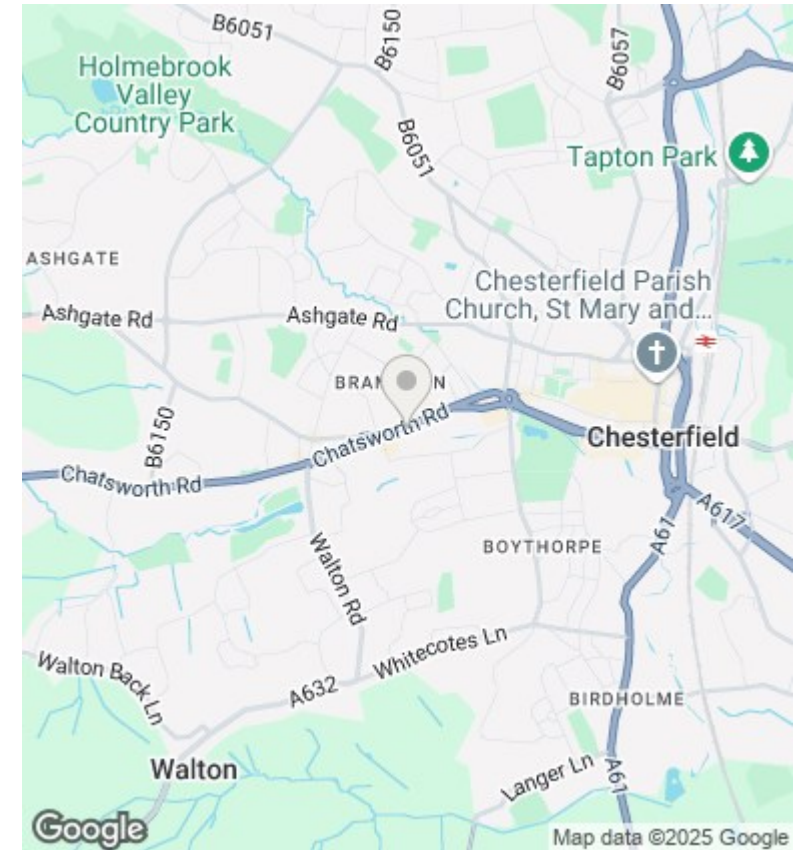
Having a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and a low flush w/c. The room benefits from a central heating radiator, tiled flooring, UPVC double glazed window, recessed ceiling spotlights, tiled splash backs and a useful storage cupboard.

#### OUTSIDE

Having a forecourt garden to the front. To the rear sees a good sized garden split into three areas. Immediately to the rear of the property is a yard garden, which in turn leads to a decked seating area. Beyond that is a lawned garden with raised bed, a greenhouse and a further patio area.



206 Chatsworth Road, Chesterfield



## Directions

## Viewings

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

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 