



26 Brassington Street, Clay Cross, Chesterfield, Derbyshire, S45 0NH Offers In The Region Of £115,000

- NO CHAIN
- Two Bedrooms
- Gas Central Heating
- Pleasant Enclosed Rear Garden
- Ideal For FTBs, Young Families And Investors Alike
- Mid Terraced Property
- uPVC Double Glazing
- Well Proportioned Accommodation
- Close To Local Amenities, Shops and Supermarkets
- Good Access to Major Road Networks

26 Brassington Street, Chesterfield S45 9NH

Offered for sale with no chain and immediate vacant possession is this charming two bedroom mid terraced property. With well presented, extended accommodation over two floors and a benefiting from a fitted kitchen, ground floor shower room, a gas-fired central heating system and uPVC double glazing. Situated on a pleasant road close to local shops, supermarkets, schools, major road networks and a wide range of amenities.

The accommodation briefly comprises: Living Room, Inner Lobby, Dining Room, Kitchen, Rear Porch and Shower Room. First Floor Landing and Two Bedroom. Outside sees a low maintenance enclosed garden area to the rear.



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

LIVING ROOM

12'11" x 11'0"

A well proportioned living room which benefits from a front facing uPVC double glazed window, modern composite door, coving and rose to the ceiling, a central heating radiator and a feature fireplace with inset gas fire..

INNER LOBBY

With a staircase leading to first floor accommodation.

DINING ROOM

11'1" x 12'4"

A well presented dining room which benefits a feature fireplace with inset living flame gas fire with back boiler and coving to the ceiling. There is a good sized under stair cupboard which provides storage and access to the cellar via a trap door.

KITCHEN

12'0" x 8'0"

Fitted with a comprehensive range of units above and below roll top work surfaces. Incorporated within is a single sink with mixer tap, a four ring gas hob and a single electric oven. There is also a space for a fridge freezer, space and plumbing for an automatic washing machine, tiled splash backs, a central heating radiator and a UPVC double glazed window. A door leads through to the;

REAR PORCH

Having a central heating radiator and a uPVC entrance door.

SHOWER ROOM

6'3" x 5'3"

Fitted with a white three piece suite comprising of an enclosed shower cubicle with electric shower, low flush WC and a wash hand basin with tiled splash backs. There is also a central heating radiator and a rear facing uPVC double glazed window.

FIRST FLOOR

LANDING

Having access to loft storage.

BEDROOM ONE

12'9" x 12'9"

A good sized master bedroom with a front facing UPVC double glazed window and a central heating radiator.

BEDROOM TWO

12'9" x 12'5"

A further double bedroom which benefits from two central heating radiators, two uPVC double glazed windows and a useful over stairs storage cupboard which houses the hot water cylinder. The room was previously split to make two single rooms and could potentially be converted back to make a three bedroom property.

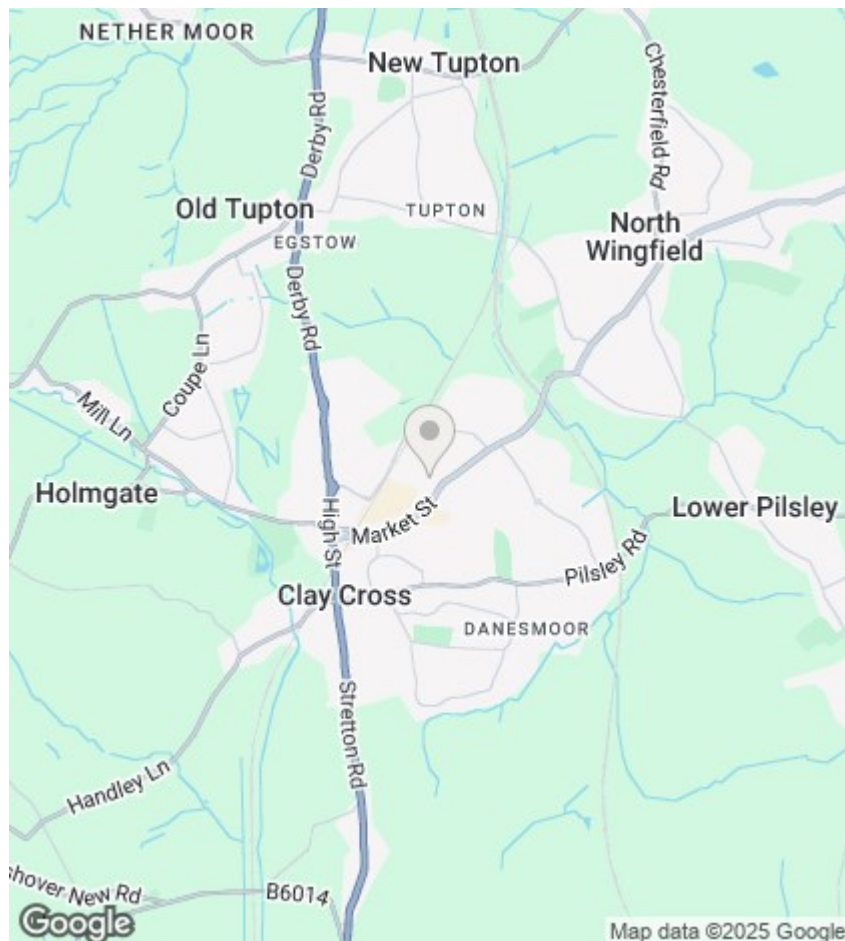
OUTSIDE

To the rear of the property is an enclosed low maintenance garden with artificial turf and paved paths.

STORE

10'5" x 3'3"

Brick built with power and water, currently utilised as useful storage but offering the potential for bigger and better things!



Directions

Viewings

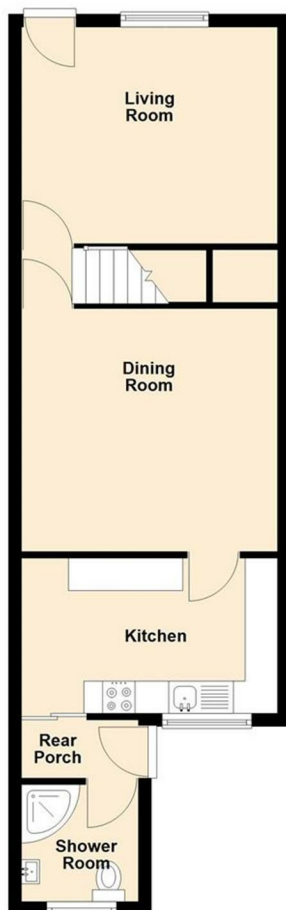
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 47.2 sq. metres (508.0 sq. feet)



Approx. 32.1 sq. metres (345.1 sq. feet)

