







## 8 Church Street West

Brampton • Chesterfield • S40 3AG

Guide Price £200,000 to £210,000

This no-chain, two double bedroom, two bathroom mid-terraced home is located in the ever-popular Brampton area of Chesterfield. The location offers easy access to the surrounding countryside and the Peak District, with excellent pubs along Chatsworth Road and a wide choice of cafés. Ideal as a first home or a strong investment opportunity. You enter directly into the living room, a welcoming space featuring a fireplace. This leads through to a generously sized dining kitchen, complete with integrated appliances, space for additional freestanding appliances and ample room for a dining table. To the rear, a useful porch provides access out to the garden. Upstairs, the main double bedroom sits at the front of the property and benefits from its own modern three-piece shower room with shower cubicle, sink and WC. The second double bedroom is positioned at the rear and is also a great size. Completing the first floor is a separate three-piece bathroom with bath, sink and WC. The rear garden offers an enclosed outdoor space with a patio area and an outbuilding at the front, leading down to the lawn and an additional outbuilding. There is also a patio area to the front of the property. A single detached garage and parking are located at the rear of the garden.





- No Upward Chain Mid Terraced House
- Two Double Bedrooms & Two Bathrooms
- Ideal First Home or Investment
- Welcoming Living Room w/ Fireplace
- Spacious Kitchen Dining Room
- Rear Porch w/ Access to the Garden
- Main Bedroom with Modern Ensuite
- Enclosed Rear Garden & Patio
- Detached Single Garage & Parking
- Council Tax Band A/EPC Rating D





# 8 CHURCH STREET WEST

APPROXIMATE GROSS INTERNAL AREA = 83.1 SQ M / 894.0 SQ FT  
(INCLUDING OUTBUILDING)

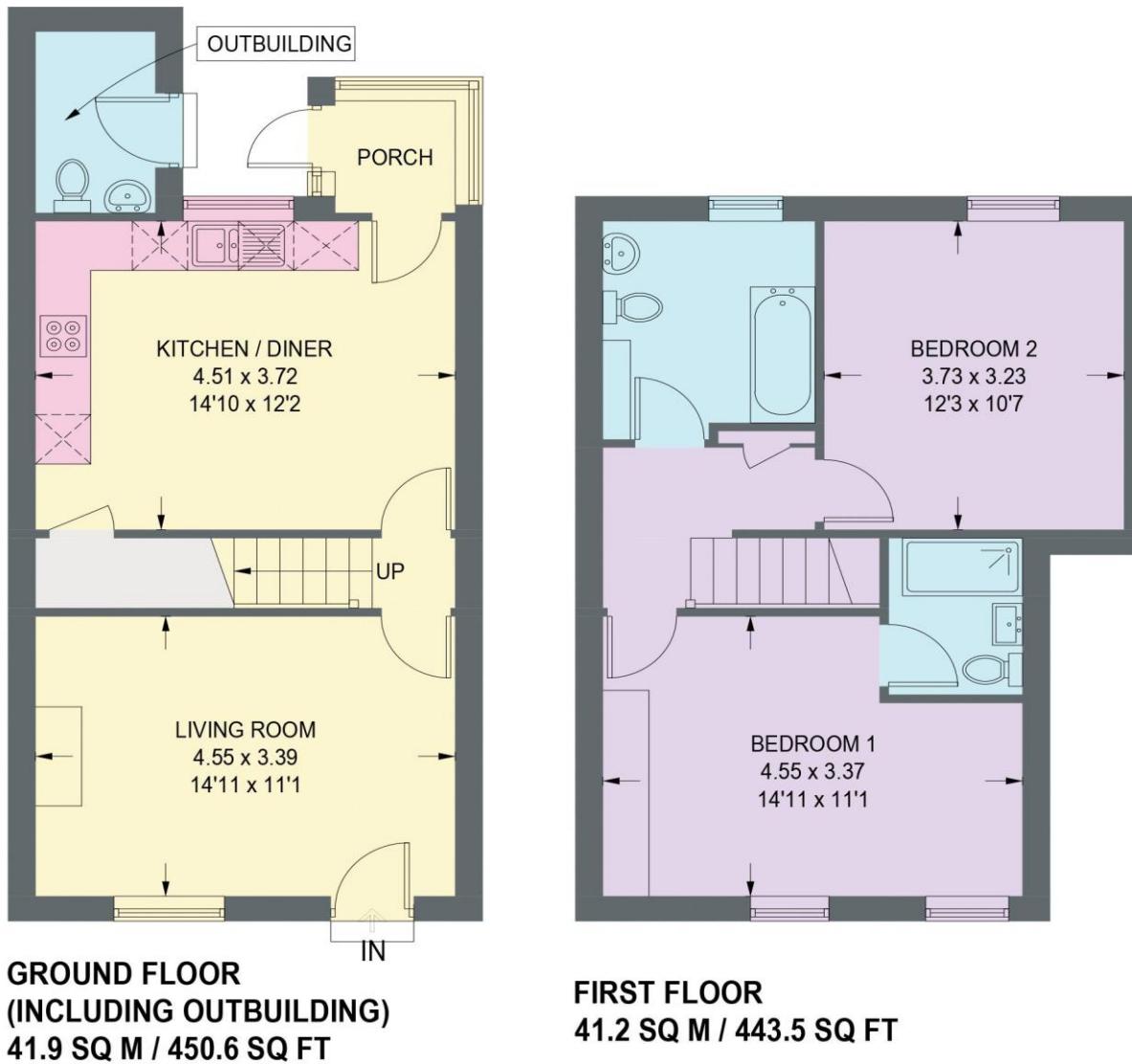


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1272488)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

