









## 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



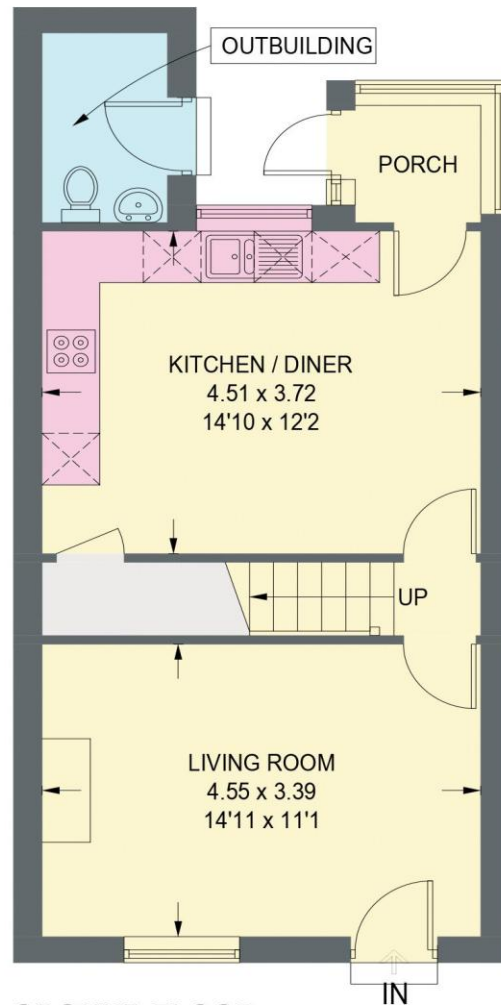




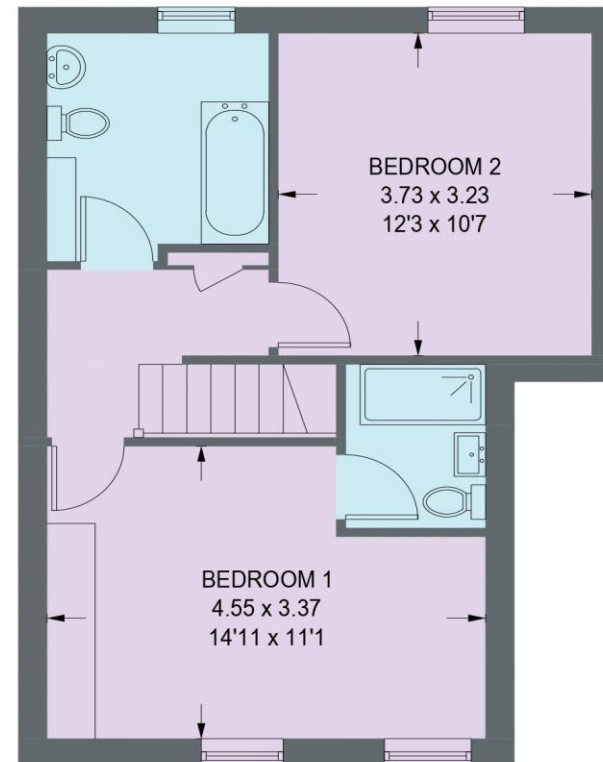


## 8 CHURCH STREET WEST

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



**GROUND FLOOR  
(INCLUDING OUTBUILDING)**  
**41.9 SQ M / 450.6 SQ FT**



**FIRST FLOOR**  
**41.2 SQ M / 443.5 SQ FT**

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



