



Old Hall Road, Brampton, Chesterfield, Derbyshire S40 1HQ

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£195,000

PINWOOD



**Old Hall Road
Brampton
Chesterfield
Derbyshire
S40 1HQ**



£195,000

**2 bedrooms
1 bathroom
2 receptions**

- Prime Position - Sought after location
- Walking Distance to Town Centre and Chatsworth Road Amenities
 - Two Reception Rooms and Two Double Bedrooms
 - No Chain - Ideal for First Time Buyers -New Decor
- Modern Kitchen with Tall Fridge Freezer, Oven Hob and Extractor
- Fully Enclosed South East Facing Pleasant Rear Garden and Patio
 - Utility Room with Space/Plumbing for a Washing Machine
 - Modern Bathroom with White Suite and Shower over Bath
 - Well Presented Family Home
- Gas Central Heating and uPVC Double Glazing, Council Tax Band A



****NO CHAIN**SOUTH EAST FACING REAR GARDEN**PERFECT FIRST HOME****

****PRIME POSITION - SOUGHT AFTER LOCATION**NEW DECOR THROUGHOUT****This TWO DOUBLE bedroom well presented mid terraced property is located in the popular suburb of Brampton, within walking distance to the town centre of Chesterfield, close to all shops, bars and restaurants on Chatsworth Road and within walking distance to two of the well regarded schools and super markets. On a bus route and there is also easy access to the Peak District, train station and M1 Motorway. The property downstairs comprises of an entrance hall with built in under stairs store, lounge, dining room/second reception room, modern kitchen and utility room, to the first floor are two double sized bedrooms and modern generous family bathroom with white suite and shower over bath. The property benefits from an enclosed rear south east facing garden with lawn, patio and shed. Space to make the front courtyard into a driveway - subject to necessary permissions. uPVC Double Glazing and Gas Central Heating. Blinds and Curtains Throughout.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY****

ENTRANCE HALL

The property is entered through the uPVC door into the hall with built in under stairs store.

LOUNGE

13'8" x 11'10" (4.19 x 3.63)

The lounge has neutral carpet, neutral painted décor, radiator and uPVC window.

DINING ROOM

13'8" x 12'11" (4.18 x 3.94)

The dining room/second reception room has neutral carpet, neutral painted décor, radiator and uPVC window.

KITCHEN

9'11" x 8'5" (3.04 x 2.58)

The modern kitchen has a good range of cream shaker style wall and base units with a complimentary laminated worktop with black gloss tiled splashbacks incorporating a stainless sink with chrome mixer tap, four ring induction hob, oven and extractor. The free standing tall fridge freezer can be left if required. With wood effect vinyl flooring, neutral painted décor, radiator, uPVC window and uPVC external door.

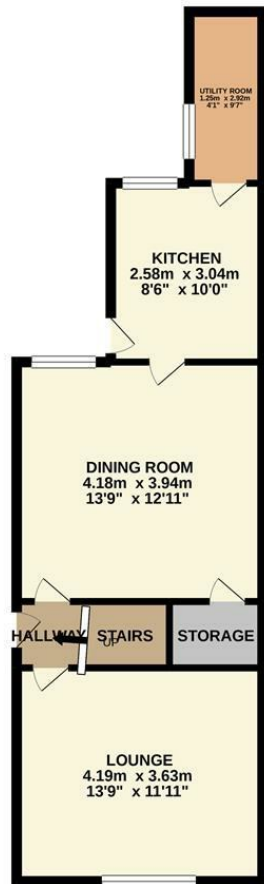
UTILITY ROOM

9'6" x 4'1" (2.92 x 1.25)

Accessed from the kitchen the utility room has a range of cream shaker style wall and base units with a complimentary laminated worktop with black gloss tiled splashbacks and sill, wood effect vinyl flooring, painted décor, wall mounted combi boiler and uPVC frosted window. Space and plumbing for a washing machine.



GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.



1ST FLOOR
42.3 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA: 90.8 sq.m. (977 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

BEDROOM ONE

13'8" x 12'10" (4.18 x 3.92)

This is a double bedroom to the rear aspect with neutral carpet, painted décor, radiator and uPVC window.

BEDROOM TWO

11'10" x 10'7" (3.62 x 3.23)

This is a double bedroom to the front aspect with neutral carpet, painted décor, built in storage cupboard with loft access, radiator and uPVC window.

BATHROOM

14'9" x 6'7" (4.51 x 2.03)

The modern generous bathroom has a white three piece suite comprising of a panelled bath with shower over and glass screen, cistern w.c and a pedestal hand basin with chrome taps. With tiled effect vinyl flooring painted décor shelving to one wall, radiator, uPVC frosted window and inset spotlights.

OUTSIDE

To the rear is a fully enclosed east facing garden with lawn, pressed crete patio and shed. To the front is a small grassed area and hedge which could be removed to make off road parking if required.

GENERAL INFORMATION

Tenure: FREEHOLD
Energy Performance Rating: D
Total Floor Area: 977.00 sq ft / 90.80 sq m
Council Tax Band A
Gas Central Heating: Combi Boiler
uPVC Double Glazing
Loft - Loft Insulation and lighting

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

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PINEWOOD

