



Sydney Street, Brampton, Chesterfield, Derbyshire S40 1DA

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Offers Over £165,000



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**2 bedrooms
2 bathrooms
1 reception**

- NO CHAIN - PERFECT INVESTMENT PROPERTY - POSS 5.5% GROSS YIELD - OR FIRST TIME BUY
 - TWO RECEPTION ROOM - TWO DOUBLE BEDROOMS
 - ENSUITE SHOWER ROOM TO BEDROOM ONE
- MODERN BATHROOM WITH WHITE SUITE, BATH AND SHOWER CUBICLE
 - BUILT IN WADROBES/FURNITURE TO BOTH BEDROOMS
- MODERN KITCHEN WITH INTEGRATED OVEN, GRILL, HOB, EXTRACTOR AND FRIDGE/FREEZER
- ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
 - ENCLOSED EXTENSIVE GARDEN WITH PATIO AND LAWN, WELL STOCKED BORDERS AND SHED
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - EPC RATED D - COUNCIL TAX BAND A
 - WALKING DISTANCE TO CHATSWORTH ROAD AMENITIES AND CHESTERFIELD TOWN CENTRE





NO CHAIN - PERFECT FIRST TIME BUY OR INVESTMENT PROPERTY* Located on Sydney Street in the charming suburb of Brampton, Chesterfield, Derbyshire S40, this delightful mid-terrace house is a perfect find for those seeking a new home or a lucrative investment opportunity. Walking distance to the town centre and all the amenities on Chatsworth Road.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. Then onto the second reception room. One of the highlights of this property is the modern kitchen, complete with integrated appliances including an oven, grill, hob, extractor, and a fridge/freezer. Whether you are a culinary enthusiast or simply enjoy cooking daily meals, this kitchen is sure to impress.

Upstairs the property boasts two comfortable double bedrooms, offering ample space for a small family or guests. Both bedrooms come equipped with built-in wardrobes and furniture, offering practical storage solutions and a sleek aesthetic. Additionally, the property features a generous 891 sq ft of living space, providing plenty of room to move around and make the space your own.

The stylish and sleek ensuite shower room in bedroom one adds a touch of luxury, providing convenience and privacy, with a further bathroom with white suite and bath and shower cubicle.

Stepping outside, you will find an extensive enclosed garden that is perfect for enjoying the outdoors. With a well-maintained patio and lawn, as well as beautifully stocked borders and a shed, this outdoor space is a true gem. Whether you have a green thumb or simply enjoy al fresco dining, this garden offers endless possibilities for relaxation and recreation. On street parking is available to the front of the property.

Don't miss out on the opportunity to own this charming property in a sought-after location. Book a viewing today and envision the possibilities that await you!

****PLEASE CALL PINEWOOD PROPERTIES TO BOOK YOUR VIEWING****

LOUNGE

12'5" x 11'3" (3.80 x 3.44)

The property is entered into the lounge with feature fireplace, uPVC window, carpet and radiator.

DINING ROOM

12'5" x 12'1" (3.80 x 3.70)

The second reception room has a wall mounted fire, carpet, radiator, built in storage cupboard and uPVC window.

KITCHEN

12'7" x 7'0" (3.85 x 2.14)

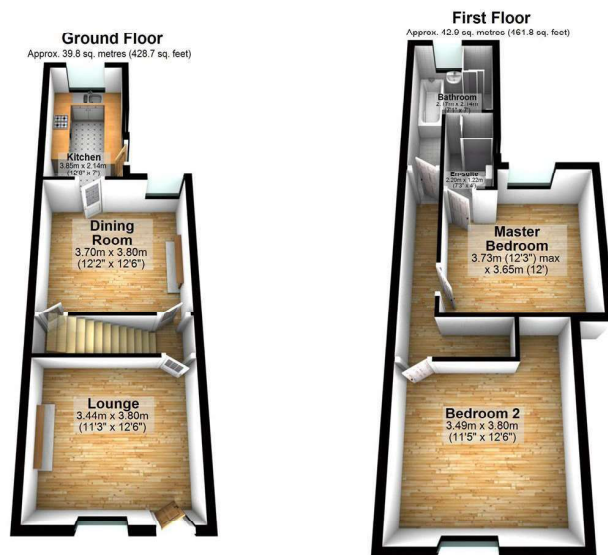
The modern kitchen has a great range of drawers, wall and base units with a complimentary laminated worktop incorporating a stainless sink with chrome mixer tap. With integrated oven, grill, hob, extractor, fridge and freezer with space/plumbing for a washing machine. With tiled flooring two uPVC windows and external door.

MASTER BEDROOM

12'2" x 11'1" (3.73 x 3.65)

This is a double bedroom with built in wardrobes/furniture, carpet, radiator uPVC window and access into the ensuite shower room.





Total area: approx. 82.7 sq. metres (890.5 sq. feet)

ENSUITE SHOWER ROOM

7'2" x 4'0" (2.20 x 1.22)

The stylish and sleek fully tiled ensuite shower room has a white suite including a shower enclosure, low flush w.c and a ceramic sink set with chrome mixer tap set into a white gloss vanity unit, wall mounted chrome towel radiator and uPVC frosted window.

BEDROOM TWO

12'5" x 11'5" (3.80 x 3.49)

This is a double bedroom to the front aspect with built in wardrobes/furniture, carpet, radiator and uPVC window.

BATHROOM

7'1" x 7'0" (2.17 x 2.14)

The fully tiled contemporary bathroom has a white suite comprising a bath, shower cubicle, low flush w.c and a ceramic sink with chrome taps set onto a vanity unit. With uPVC frosted window.

OUTSIDE

To the front on street parking is available, to the rear is an enclosed extensive garden with patio, lawn, well stocked flower beds and shed.

GENERAL INFORMATION

Tenure: FREEHOLD

Council Tax Band: A - Chesterfield Borough Council

Gas Central Heating - Combi Boiler

uPVC Double Glazing

Total Floor Area: 890.5 sq ft / 82.7 sq m

EPC Rating D

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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

