



41 New Hall Road, Brampton, Chesterfield, Derbyshire, S40 1HE
£160,000



Welcome to this charming property located on New Hall Road in the picturesque town of Chesterfield. This delightful house boasts 2 spacious double bedrooms, perfect for a small family or those looking for extra space.

As you step inside, you'll be greeted by a beautifully presented interior featuring double glazed windows and gas central heating, ensuring a cosy and energy-efficient living space all year round. The ground floor bathroom adds convenience to your daily routine, making this home both practical and comfortable.

One of the highlights of this property is the lovely rear garden, providing a tranquil outdoor space where you can relax and unwind or entertain guests on sunny days. Imagine enjoying a cup of tea or hosting a barbecue in this charming setting.

Located in Brampton means that this delightful property has everything you need close by including shops, restaurants, great schools. One of the stand out features is the property being located on the doorstep of the Peak District which is superb for exploring.

What's more, this property comes with no chain, offering a smooth and hassle-free buying process. Don't miss out on the opportunity to make this house your home and create lasting memories in this wonderful abode. Contact us today to arrange a viewing and take the first step towards owning this lovely property on New Hall Road.

Call now to view 01246 232156



GROUND FLOOR

Living Room

12'2" x 12'5" (3.73 x 3.79)

A spacious Living Area which is located to the front of the property. It has wood effect laminate flooring and a double glazed window with radiator below.

Kitchen Diner

11'3" x 9'3" (3.43 x 2.84)

A good sized Kitchen Diner is located to the rear of the property. It has wood effect laminate flooring, double glazed window and radiator and also boasts access to a storage cupboard located beneath the stairs. It has ample wall and base units including a single sink and drainer with mixer tap, space for a washing machine and cooker alongside an extractor fan and built in undercounter fridge freezer.

Bathroom

6'5" x 6'6" (1.98 x 2.00)

Located to the rear of the property on the ground floor, it has tiled flooring and walls with a double glazed window and radiator. The combi boiler is also housed here alongside the low flush WC, pedestal wash basin and bath tub.

FIRST FLOOR

Landing

Bedroom One

12'2" x 12'5" (3.73 x 3.79)

An extremely spacious double bedroom located to the front of the property. It has carpeted flooring and a large double glazed window. A radiator is also present with integrated wardrobes.

Bedroom Two

11'2" x 9'6" (3.42 x 2.90)

A further good sized double bedroom located to the rear of the property. It has carpeted flooring, double glazed window and a radiator.

EXTERNAL

Rear Garden

A spacious garden to the rear which does have a right of access to neighbouring gardens. It has a good sized patio at the end of the garden along with a good sized lawn. There is ample space for gardening.

EPC Rating

67/D

Viewing

Strictly by appointment with the selling agents. Contact Marc or Rachael on 01246 232156 / residential@wtparker.com

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only

and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.

Council Tax Band

Band A

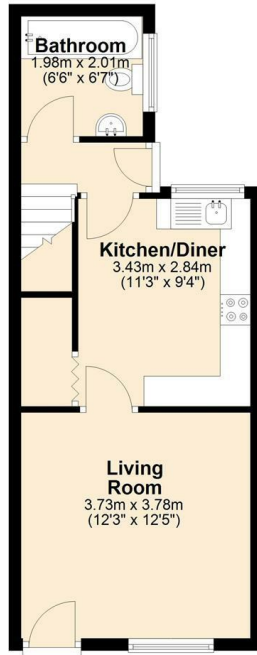
Chesterfield Borough Council





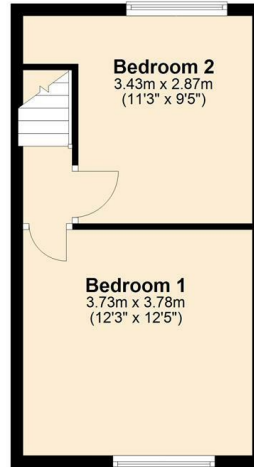
Ground Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.5 sq. feet)



Total area: approx. 61.0 sq. metres (656.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		89
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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