



High Street, Brimington, Chesterfield, S43 1HJ

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 EPC

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£125,000

PINEWOOD



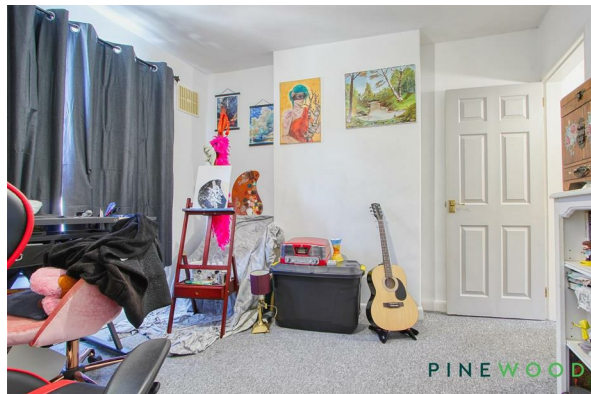
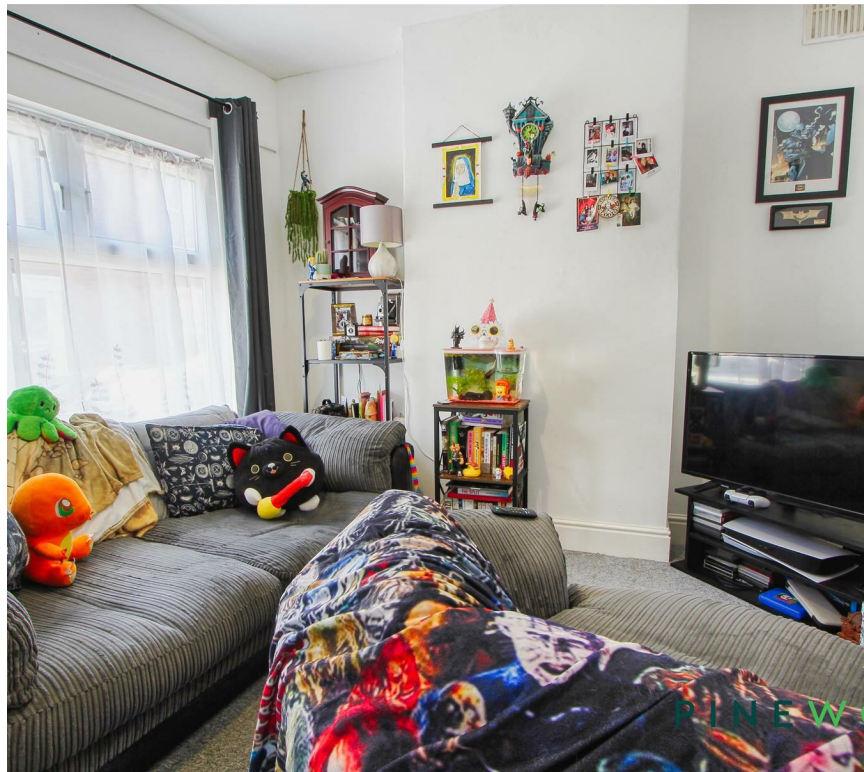


# High Street Brimington Chesterfield S43 1HJ

£125,000

**2 bedrooms**  
**1 bathrooms**  
**1 receptions**

- Investment Opportunity - Tenant In Situ
  - 2 cosy bedrooms
  - 1 modern bathroom
- Spacious reception room
  - End terrace house
- Near Chesterfield amenities
  - Close to local schools
- Easy access to transport
  - Ideal for small families
- Viewing recommended





## LOVELY HIGH STREET PROPERTY - INVESTMENT OPPORTUNITY - TENANT IN SITU

Nestled in the charming area of Brimington, Chesterfield, this delightful end terrace house on High Street offers a perfect blend of comfort and convenience. Spanning an inviting 638 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen, while not specified, is typically a focal point in homes of this style, offering the potential for culinary creativity and family gatherings.

Situated in a vibrant community, this home benefits from its proximity to local amenities, schools, and transport links, making it an excellent choice for those who value accessibility and community spirit.

This end terrace house presents a wonderful opportunity for anyone looking to establish themselves in a friendly neighbourhood in Derbyshire. With its appealing features and prime location, it is certainly worth considering for your next home.

**\*\*Call Pinewood Properties for more information and to book a viewing\*\***

### Lounge

10'5" x 11'10" (3.18 x 3.62)

Lovely spacious lounge welcomes you to this beautiful home, with fitted carpets, central heating radiator and a uPVC window.

### Kitchen / Diner

12'3" x 11'10" (3.75 x 3.62)

As you come through to the kitchen / diner you are greeted by laminate flooring, with ample space for a large dining table. Storage space built into the kitchen as well as understairs storage add to the practicality of this room. Also featured are a uPVC window that overlooks the garden and a door with frosted glass within in for privacy which leads out into the garden and to the rear of the property. Finally the room also features a central heating radiator to keep it cosy during those cold winter months.

### Bedroom 1

12'1" x 11'1" (3.70 x 3.39)

This principal bedroom features a uPVC window, a central heating radiator and a lovely fitted carpet, with door access to the bathroom.

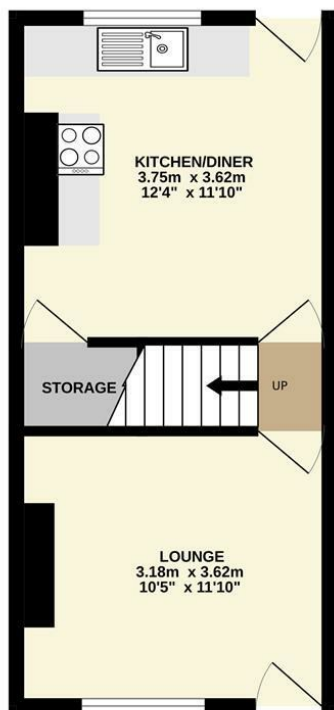
### Bedroom 2

10'6" x 9'2" (3.22 x 2.8)

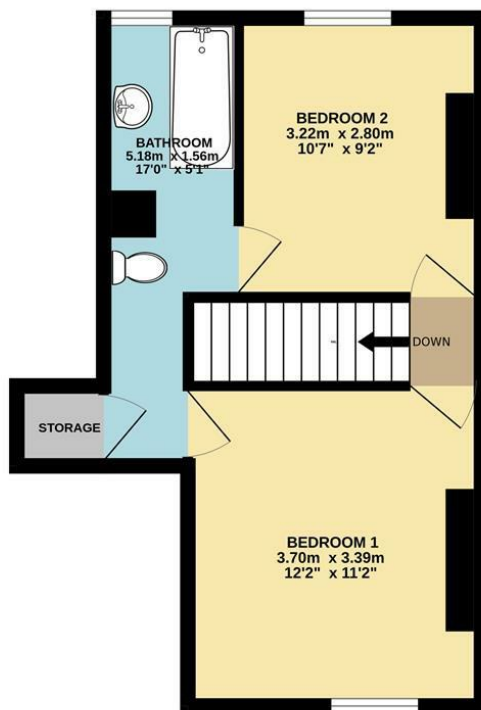
This lovely bedroom features a central heating radiator, a uPVC window that overlooks the front of the property and also features door access to the bathroom.



GROUND FLOOR  
27.6 sq.m. (297 sq.ft.) approx.



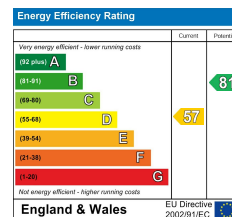
1ST FLOOR  
31.6 sq.m. (340 sq.ft.) approx.



TOTAL FLOOR AREA : 59.3 sq.m. (638 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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### Bathroom

16'11" x 5'1" (5.18 x 1.56)

The bathroom runs along the back of the bedrooms, both having door access to this unique room. Featuring a central heating radiator, a uPVC window with frosted glass for privacy, a bath and shower above it with tiled splash back. A pedestal hand wash basin and a toilet. Laminate flooring and finally an airing cupboard at the end of the room for that added practicality and convenience of the extra storage space.

### Exterior

The garden features concrete and planters around the sides of the garden with a shed at the back of it. Also featuring shared gate access to the side walkway along the property.

### 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.

### Reservation Agreement Maybe 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.

### General Information

EPC: D

Council Tax Band: A

Gas Central Heating

Total Floor Area: 59.3 sq.m. (638 sq.ft.)

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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