



**w****ards**  
estate agents

**26 Upper Moor Street**  
Brampton, Chesterfield, S40 3NR

**£375,000**

# 26 Upper Moor Street

Brampton, Chesterfield, S40 3NR

POTENTIAL DEVELOPMENT LAND- Offered with NO CHAIN & IMMEDIATE POSSESSION

Unique Opportunity to acquire this THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE (originally two bedroom semi detached houses). Situated in this highly sought after residential location and having the POTENTIAL OF FURTHER DEVELOPMENT to the side extensive gardens (subject to consents)

Internally the accommodation is in need of modernisation, currently has gas central heating (combi boiler) uPVC double glazing and comprises of Breakfast Kitchen, Dining Room, Reception Room, Three first floor bedrooms and Family bathroom.

Front forecourt gardens with low stone walling. Side car standing spaces and detached concrete sectional garage. Extensive rear garden with mature trees, large lawn areas, vegetable plots & fruit trees. Stone boundary walls. Potential for development (subject to consents) Potential for development (subject to consents) An area of the bottom part of the garden is currently under separate purchase, this is clearly identified on the plan (hatched area)

Perfectly situated for Brookfield School, Westfield Infants & Old Hall Juniors. Popular location with local wine bars, coffee shops and boutiques on the doorstep. Convenient for Chesterfield Town Centre/Bakewell Bus Routes, Access to M1 & National Peak Park.

### Additional Information

Gas Central Heating- Alpha Combi-6 years old & serviced 2022  
uPVC Double Glazed windows  
Gross Internal Floor Area-134.2 Sq.m/ 1444.6 Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area - Brookfield Community School

### Kitchen/Breakfast Room

11'11" x 18'11" (3.63m x 5.77m)

Comprising of a range of base and wall units in Medium Oak with work surfaces over. Inset stainless steel sink unit with tiled splash backs. Integrated oven, hob and extractor over. Space for fridge/freezer and washing machine. Large pantry with shelves. Staircase to the first floor. Useful under stairs store cupboard. Further staircase off which leads to the first floor.

### Dining Room

12'6" x 12'0" (3.81m x 3.66m)

Front aspect window. Fireplace with side plinths and gas-fire. Stone archway to Reception Room

### Reception Room

12'6" x 12'0" (3.81m x 3.66m)

Front aspect window. Front uPVC entrance door. Wall mounted Gas fire and side display plinth.

### First floor landing

6'7" x 15'6" (2.01m x 4.72m)

Access to the attic. Linen cupboard.

### Double Bedroom 1

12'4" x 12'0" (3.76m x 3.66m)

Front aspect window.

### Double Bedroom 2

12'4" x 12'1" (3.76m x 3.68m)

Front aspect window





### Double Bedroom 3

12'0 x 12'1 (3.66m x 3.68m)

Rear access window. Access to staircase which leads to the ground floor.

### Family Bathroom

5'10 x 5'4 (1.78m x 1.63m)

Partly tiled and comprises of bath with shower spray. Pedestal wash hand basin and low level WC.

### Outside

Front forecourt gardens with low stone walling. Side car standing spaces and detached concrete sectional garage. Extensive rear garden with mature trees, large lawn areas, vegetable plots & fruit trees. Stone boundary walls. Potential for development (subject to consents) An area of the bottom part of the garden is currently under separate purchase, this is clearly identified.

### Three External Store rooms

6'8 x 7'2/ 3'8 x 5'7 / 2'8 x 5'7 (2.03m x 2.18m/ 1.12m x 1.70m / 0.81m x 1.70m)

### Garage

18'2 x 8'7 (5.54m x 2.62m)

Light and power.



### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan

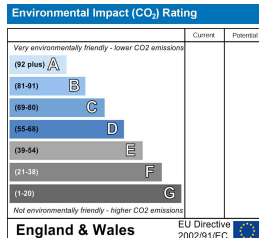
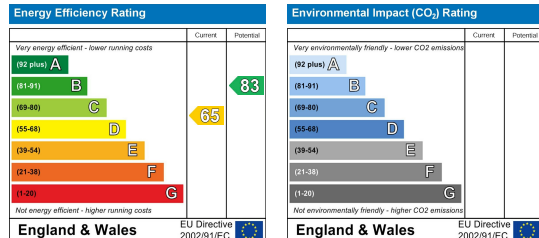


Total area: approx. 134.2 sq. metres (1444.6 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

