



**wards**  
estate agents

**215 Old Hall Road**  
Brampton, Chesterfield, S40 1HQ

**Guide price £200,000**

# 215 Old Hall Road

Brampton, Chesterfield, S40 1HQ

Price Guided £200,000-£215,000

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Viewing is Highly Recommended of this Deceptively spacious, recently modernised throughout THREE BEDROOM END TERRACED FAMILY HOUSE!! situated in this ever popular residential location, close to all amenities, bus routes and the town centre, also within BROOKFIELD SCHOOL CATCHMENT. Ideal for first time buyers or small families!

Benefitting from a full scheme of modernisation the property benefits from gas central heating with a Combi Boiler (new in 2023) uPVC double glazing and comprises of side entrance hallway, useful storage to the cellar, front family reception room, dining room and superb re-fitted Grey Gloss Integrated Kitchen. To the first floor main double bedroom, second rear double bedroom and versatile good sized third bedroom which could be used for office or home working also. Fabulous re-fitted fully tiled family bathroom with 4 piece suite.

Front concrete forecourt which provides ample car parking for two vehicles. Side shared gennel access to the rear gardens.

Good side enclosed rear garden with substantial brick wall/ fenced boundaries. Stone patio and garden area. Outside water tap and secure garden gate.

## Additional Information

Gas Central Heating- Alpha Combi 2023 under warranty

Dry Lined Walls

Re-rendered front exterior

Brick work repointed to the rear

New carpets and flooring throughout

uPVC double glazed windows, fascias & guttering

Gross Internal Floor Area- 83.6 Sq.m/ 899.5 Sq.Ft

Council Tax Band - A

Secondary School Catchment Area- Brookfield Community School

## Side Entrance Hallway

Side uPVC entrance door into the inner hallway. Door to the cellar which provides surplus amounts of storage space, has lighting and both the gas meter and electrical consumer unit are located.

## Reception Room

12'11" x 11'9" (3.94m x 3.58m)

Spacious family living room with front aspect window. Inset gas fire.

## Dining Room

12'11" x 12'4" (3.94m x 3.76m)

A second good sized reception room with rear aspect window overlooking the gardens. Laminate flooring. Inset wall gas-fire. Door to staircase leading to the first floor.

## Superb Integrated Kitchen

9'9" x 7'2" (2.97m x 2.18m)

Newly fitted and comprising of a modern range of Grey Gloss fronted base and wall units with complimentary work surfaces/upstands with inset stainless steel sink unit. Integrated electric oven, gas hob and chimney extractor fan with aluminium splash back. Integrated dishwasher and washing machine. Space for fridge freezer which is included. Alpha Combi Boiler newly fitted in 2023 under warranty. Tiled floor, downlighting and uPVC door to the rear of the property.

## First Floor Landing

12'11" x 5'7" (3.94m x 1.70m)

Linen storage cupboard and additional store cupboard with access to the loft space.



**Double Bedroom One**

11'6" x 10'4" (3.51m x 3.15m)

A good sized main double bedroom with front aspect window.

**Double Bedroom Two**

9'8" x 9'5" (2.95m x 2.87m)

A second double bedroom with rear aspect window overlooking the rear gardens.

**Front Bedroom Three**

12'1" x 6'1" (3.68m x 1.85m)

A versatile good sized third bedroom which could also be used for office or home working space.

**Fully Tiled Family Bathroom**

10'5" x 7'2" (3.18m x 2.18m)

Newly fitted with a 4 piece White suite which includes panelled bath, shower cubicle with rain shower, wash hand basin set in attractive free standing vanity unit and low level WC. Wall mounted toiletry cabinet, extractor fan.

**Outside**

Front concrete forecourt which provides ample car parking for two vehicles. Side shared gennel access to the rear gardens.

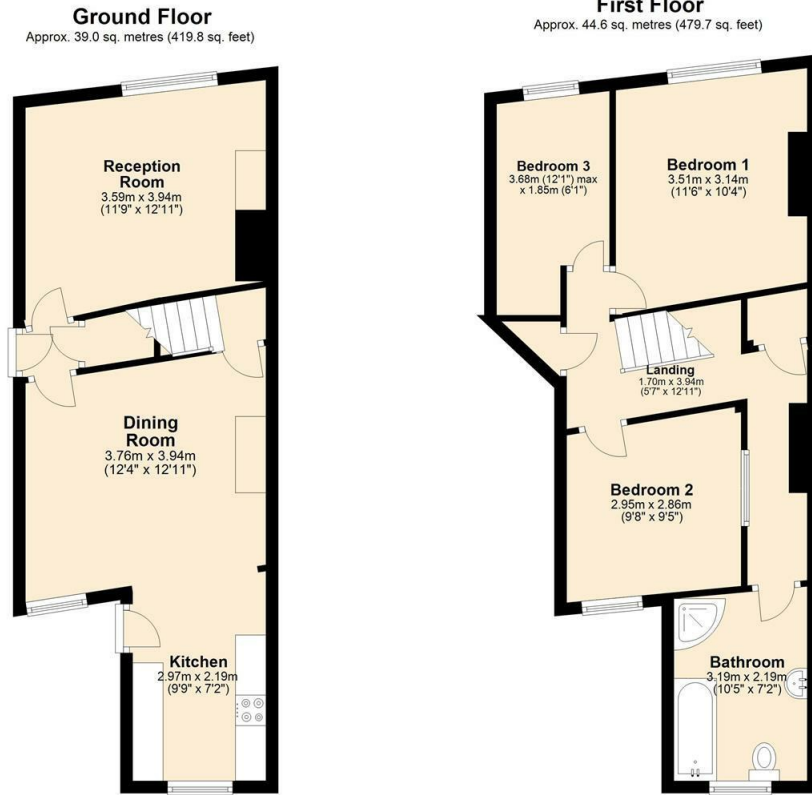
Good side enclosed rear garden with substantial brick wall/ fenced boundaries. Stone patio and garden area. Outside water tap and secure garden gate.

**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

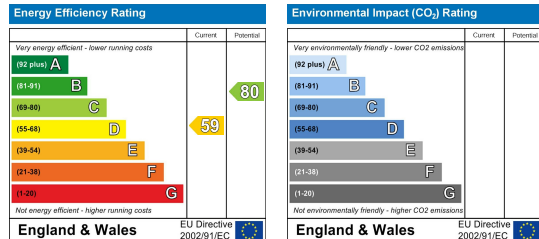


Total area: approx. 83.6 sq. metres (899.5 sq. feet)

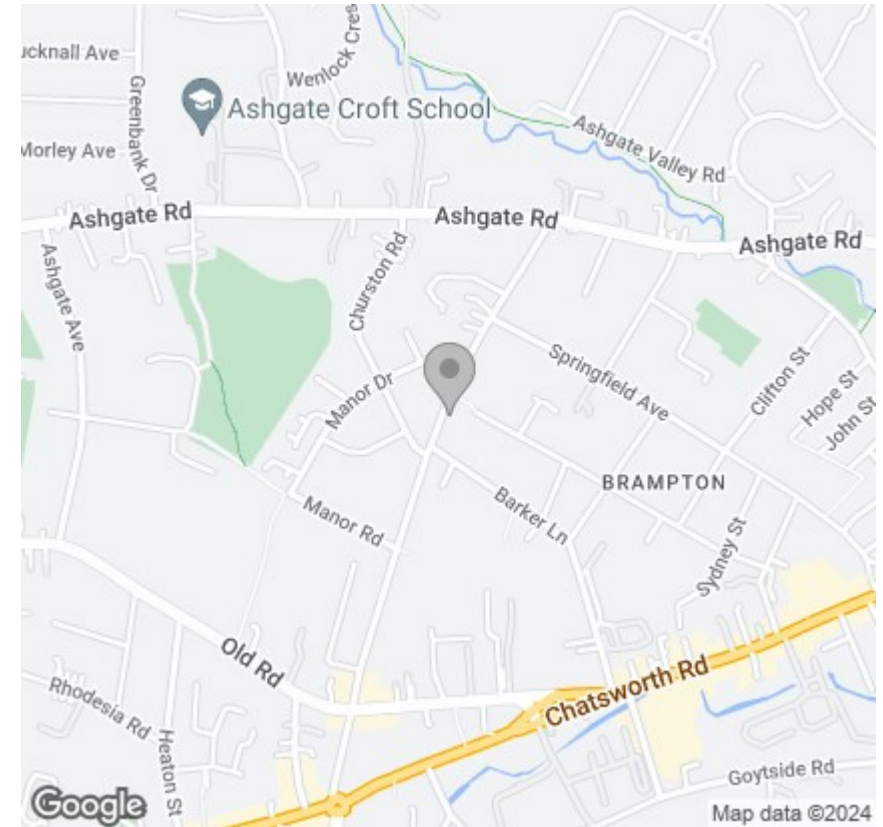
## Viewing

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.

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