



w**ards**
estate agents

64 Heaton Street

Brampton, Chesterfield, S40 3AQ

£189,950

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Early viewing is highly recommended of this deceptively spacious THREE BEDROOM/TWO BATHROOM SEMI DETACHED FAMILY HOUSE!! Situated in this extremely popular residential location in the heart of Brampton. Splendid access for all local amenities, schools, pubs, restaurants, bistro's, bus routes, town centre & train station and within Brookfield School Catchment Area, having both Old Hall and Westfield Schools within very close proximity.

Set over three floors the well presented accommodation benefits from uPVC double glazing and gas central heating with a Combi boiler. On the ground floor front family reception room, rear dining room and Integrated kitchen with cloakroom/WC off. To the first floor two generous double bedrooms and RE-FITTED family bathroom with 3 piece suite completed in JUNE 2024. To the second floor there is a spacious Principal Double Bedroom with en suite shower room.

To the front of the property there is a walled, low maintenance pebbled forecourt and a path leading up to the front entrance door. On street parking is available in the area. At the rear of the property there is a courtyard garden with a gate giving pedestrian access onto Church Street West and a useful outside store.

Additional Information

Gas central heating (British Gas Alpha Combi Boiler)

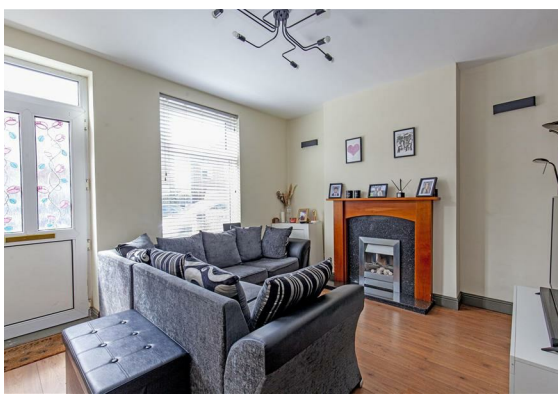
uPVC sealed unit double glazed windows and doors

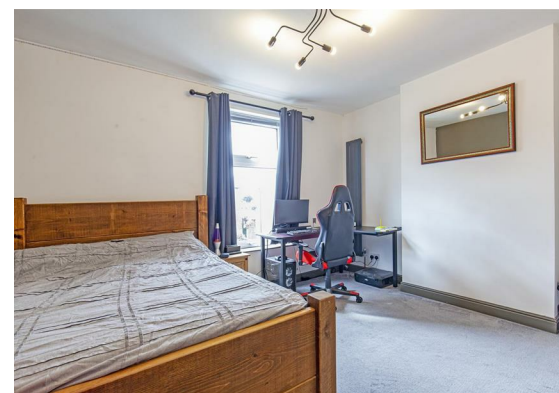
Gross internal floor area - 94 sq.m./1012 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School





Ground Floor

A uPVC double glazed front entrance door opens into the ...

Reception Room

12'6" x 11'3" (3.81m x 3.43m)

A good sized front facing family reception room. This room is fitted with laminate flooring and has a feature fireplace with wood surround, marble effect inset and hearth, and inset gas fire.

Inner Hallway

With staircase rising to the first floor accommodation.

Dining Room

13'2" x 12'6" (4.01m x 3.81m)

A second good sized reception room, having uPVC double glazed French doors overlooking and opening onto the rear of the property. This room is fitted with laminate flooring and has a door to a useful under stair store.

Galley Kitchen

12'8" x 6'7" (3.86m x 2.01m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over. Inset stainless steel circular sink with mixer tap, there are tiled splash backs. Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over. Space and plumbing is provided for a washing machine and a dishwasher, and there is space for an under counter fridge. Tiled floor.

A uPVC double glazed door gives access onto the rear of the property and further door into useful store. The Combi boiler is located in the kitchen.

Store

3'9" x 2'0" (1.14m x 0.61m)

Cloakroom

4'6" x 2'6" (1.37m x 0.76m)

Having a tiled floor and fitted with a low flush WC.

First Floor Landing

With staircase rising to the Second Floor accommodation.

Front Double Bedroom Two

12'6" x 11'3" (3.81m x 3.43m)

A good sized front facing double bedroom, having a built-in over stair store cupboard.

Rear Double Bedroom Three

10'9" x 9'9" (3.28m x 2.97m)

A rear facing versatile double bedroom which could be used for office or home working if required.



Re-fitted Family Bathroom(June 2024)

6'2" x 5'5" (1.88m x 1.65m)

Attractive wall panelling and comprising a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin set in vanity unit and a low flush WC. Vinyl flooring.

Second Floor Double Bedroom One

16'7" x 12'6" (5.05m x 3.81m)

A good sized rear facing double bedroom. A door gives access into the En Suite Shower Room

En-Suite

5'2" x 4'5" (1.57m x 1.35m)

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with electric shower, wash hand basin and a low flush WC.

Vinyl flooring and wooden framed Velux window.

Outside

To the front of the property there is a walled, low maintenance pebbled forecourt and a path leading up to the front entrance door. On street parking is available in the area.

To the rear of the property there is a courtyard garden with a gate giving pedestrian access onto Church Street West.



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.

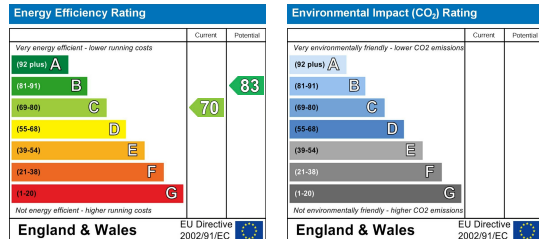
Floor Plan



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.

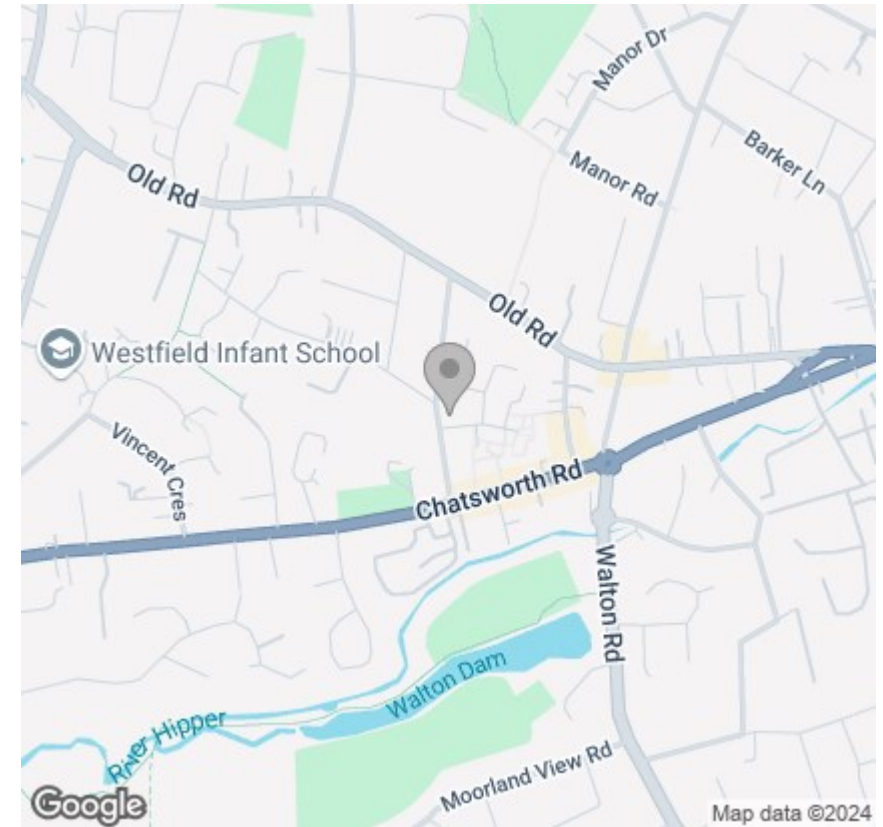
Energy Efficiency Graph



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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.

