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estate agents

49 Heaton Street

Brampton, Chesterfield, S40 3AQ

Guide price £180,000

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Offered to the market with NO CHAIN! Early viewing is recommended of this TWO BEDROOM SEMI DETACHED HOUSE, sensitively requiring some updating and is 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.

Internally the accommodation currently benefits from gas central heating with a Combi boiler (serviced, gas and electrical certificates and uPVC double glazing. Comprising of side entrance hallway, front reception room, open plan dining area and fitted kitchen. To the first floor main double bedroom, second versatile bedroom which could be used for office/home working and family bathroom with 3 piece suite.

Low level brick walled front forecourt with low maintenance decorative plum slate chippings. Wrought iron gate leads to the side pathway and onto the rear gardens. Rear enclosed wall and fenced boundaries. Decking area and decorative plum slate chippings





Additional Information

Gas Central Heating- Ideal Combi Serviced Aug 2024

Current Gas and Electrical Reports Available (Smart Meter)

uPVC double glazed windows/ facias

Gross Internal Floor Area - 63.6 Sq.m/ 684.1 Sq.Ft.

Council Tax Band - A

Secondary School Catchment Area- Brookfield Community School

Side Entrance Hallway

Side uPVC entrance door. Storage cupboard where the consumer unit is located.

Reception Room

12'10" x 11'2" (3.91m x 3.40m)

Front aspect bay window. Tiled fireplace with gas-fire.

Open Plan Dining Area

11'11" x 9'10" (3.63m x 3.00m)

Spacious open plan dining area with corner crockery cupboards with shelving.

Fitted Kitchen

9'0" x 8'10" (2.74m x 2.69m)

Comprising of a range of White fronted base and wall units with complimentary work surfaces and inset stainless steel sink unit. Integrated electric oven, hob and chimney extractor above. Space is provided for washing machine and space for fridge. Rear uPVC door leads to the rear gardens.

First Floor Landing

12'10" x 11'5" (3.91m x 3.48m)

Access to the first floor accommodation.

Front Double Bedroom One

12'10" x 11'50" (3.91m x 3.35m)

A generously proportioned double bedroom with front aspect window.





Rear Single Bedroom Two

11'8" x 5'7" (3.56m x 1.70m)

A versatile second bedroom which could also be used for office/study or home working.

Family Bathroom

6'7" x 5'6" (2.01m x 1.68m)

Comprising of a 3 piece suite which includes bath with electric shower above, pedestal wash hand basin and low level WC. Ideal Combi Boiler- serviced in August 2024.



Outside

Low level brick walled front forecourt with low maintenance decorative plum slate chippings. Wrought iron gate leads to the side pathway and onto the rear gardens.

Rear enclosed wall and fenced boundaries. Decking area and decorative plum slate chippings.



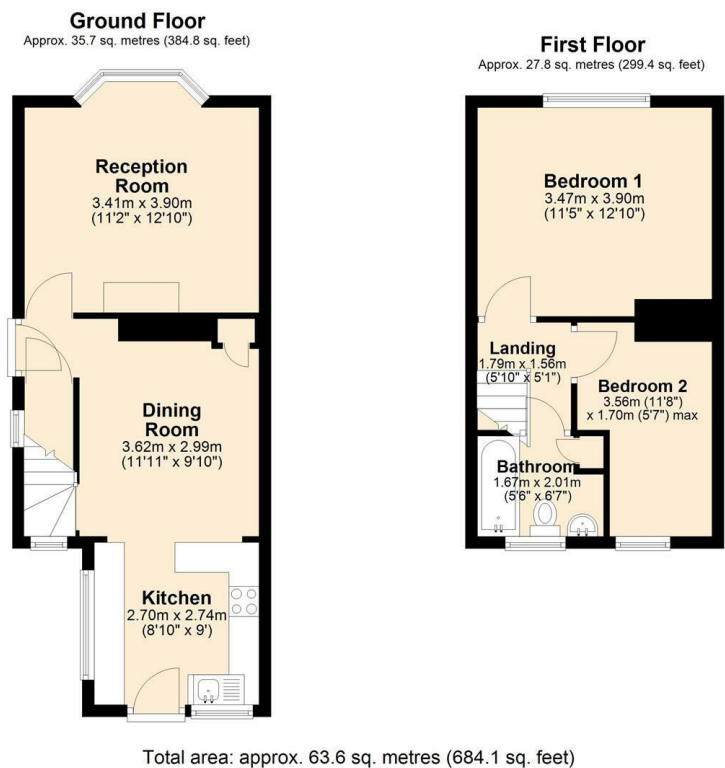
School catchment areas

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.

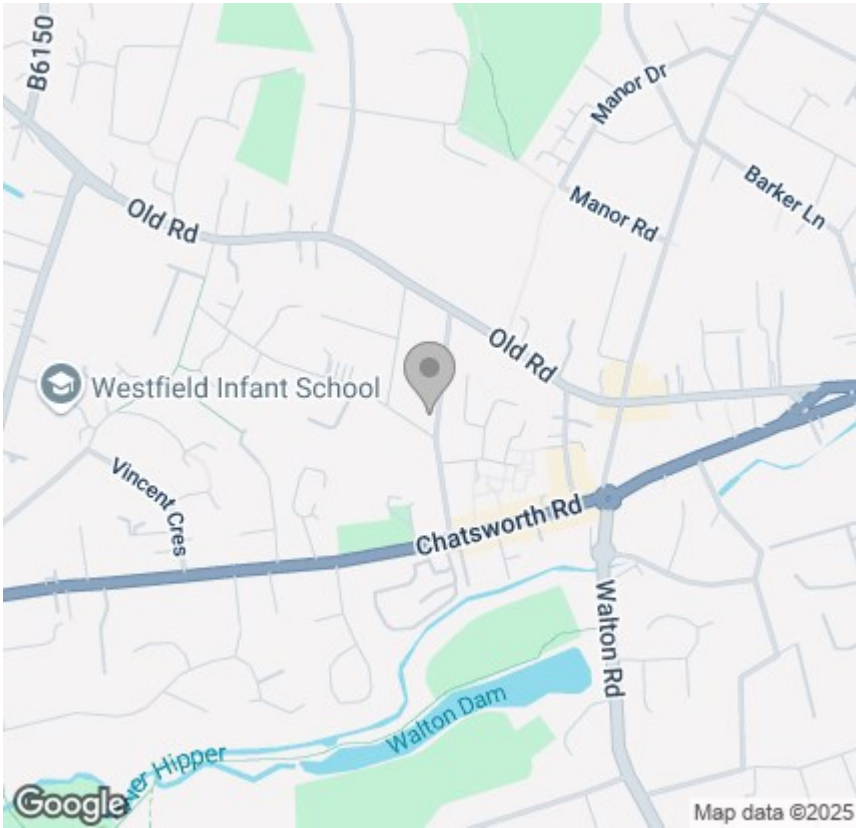
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



Floor Plan



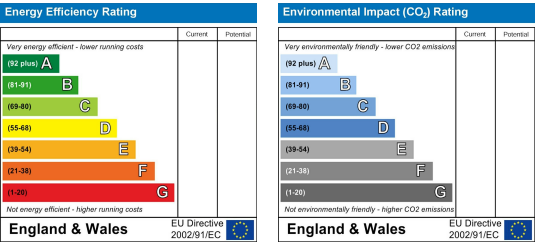
Area Map



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



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.

