



## 22 Walton Fields Road, Brampton, Chesterfield, S40 2DT

- NO CHAIN
- ONE SPACIOUS BEDROOM
- SEPERATE DINING ROOM
- TAX BAND A, EPC D
- EXTENDED PROPERTY
- BATHROOM WITH 3 PIECE SUITE AND SHOWER
- IN NEED OF COSMETIC UPDATING
- CALL HUNTERS NOW!

**Reduced To £115,000**

**HUNTERS®**

HERE TO GET *you* THERE

Welcome to this EXTENDED, ONE BEDROOM, END TERRACED HOUSE in Brampton. Situated in within easy reach of Town Centre, walking distance to the "Hub" of Chatsworth Road restaurants, hairdressers, pubs, cafes & more. \*\*We have been informed by the sellers that this property has never flooded before\*\*

NO CHAIN, IN NEED OF COSMETIC UPDATING.

As you enter this property, you will be brought into the lounge. There is also the separate dining room with open fire which opens up into the extended kitchen and rear porch.

Upstairs there is the spacious bedroom (potential to create a second bedroom), walk in storage area housing the boiler and a half tiled bathroom with 3 piece suite and shower.

To the rear of this property, there is a patio and small, easy to maintain lawn. There is also a WC which is connected to the house yet access is only from the garden.

Gas central heating and uPVC double glazed windows.

Don't miss out on making this property yours, perfect for first time buyers. Call Hunters to arrange a viewing now!

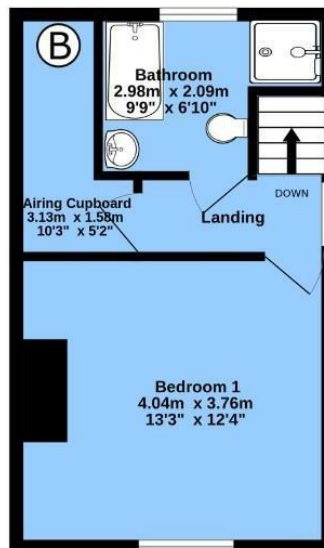
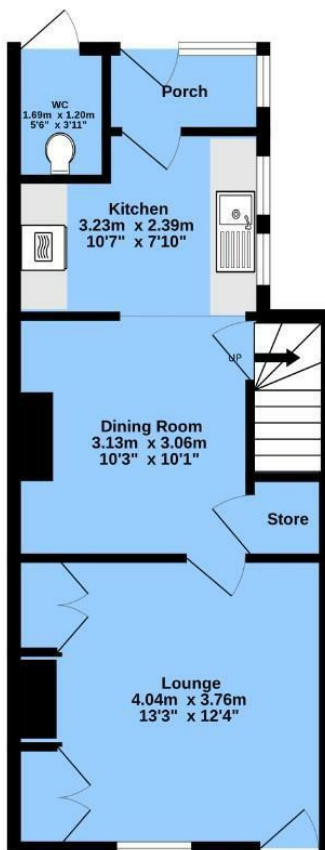
Tax band A, EPC D.





GROUND FLOOR  
38.1 sq.m. (410 sq.ft.) approx.

1ST FLOOR  
27.1 sq.m. (292 sq.ft.) approx.



TOTAL FLOOR AREA: 65.2 sq.m. (702 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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