



122 Old Hall Road, Brampton, Chesterfield, S40 1HG

- 3 DOUBLE BEDROOMS
- RESTORED OVER RECENT YEARS
- LOUNGE WITH BAY WINDOW
- GARAGE AT REAR
- NO CHAIN
- LARGE KITCHEN
- MODERN BATHROOM
- CALL HUNTERS NOW

Offers In The Region Of £320,000

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HERE TO GET *you* THERE

OFFERED WITH NO UPWARD CHAIN - GREAT OPPORTUNITY FOR MASTER BEDROOM ENSUITE IN THE ATTIC (CREATING A FIFTH BEDROOM)

Located in one of the most sought after areas of Chesterfield, we are delighted to list this superb 3 / 4 bed / study semi-detached period property with a garage to the rear.

Situated to the west of the town centre close to all the great amenities on Chatsworth Road and a short distance to the shops in the historic market square, the property is quietly positioned within the sought after schools' catchment area. With green park spaces in close proximity, there's also easy access to the M1, great rail commuter links at the nearby train station and only a short drive out to the wonderful Peak District countryside.

The property has been delightfully restored over recent years and offers lots of space. There's also the opportunity to convert, subject to permissions, the large partially floored attic which currently has easy access for storage.

The entrance hall leads into the split level ground floor comprising a bay window lounge with a multi-fuel fire, a dining room, a large kitchen with integrated dishwasher and tumble dryer, two ovens, a gas hob and French doors leading to the rear patio and garden. There's also a utility storage area and access to the understairs WC.

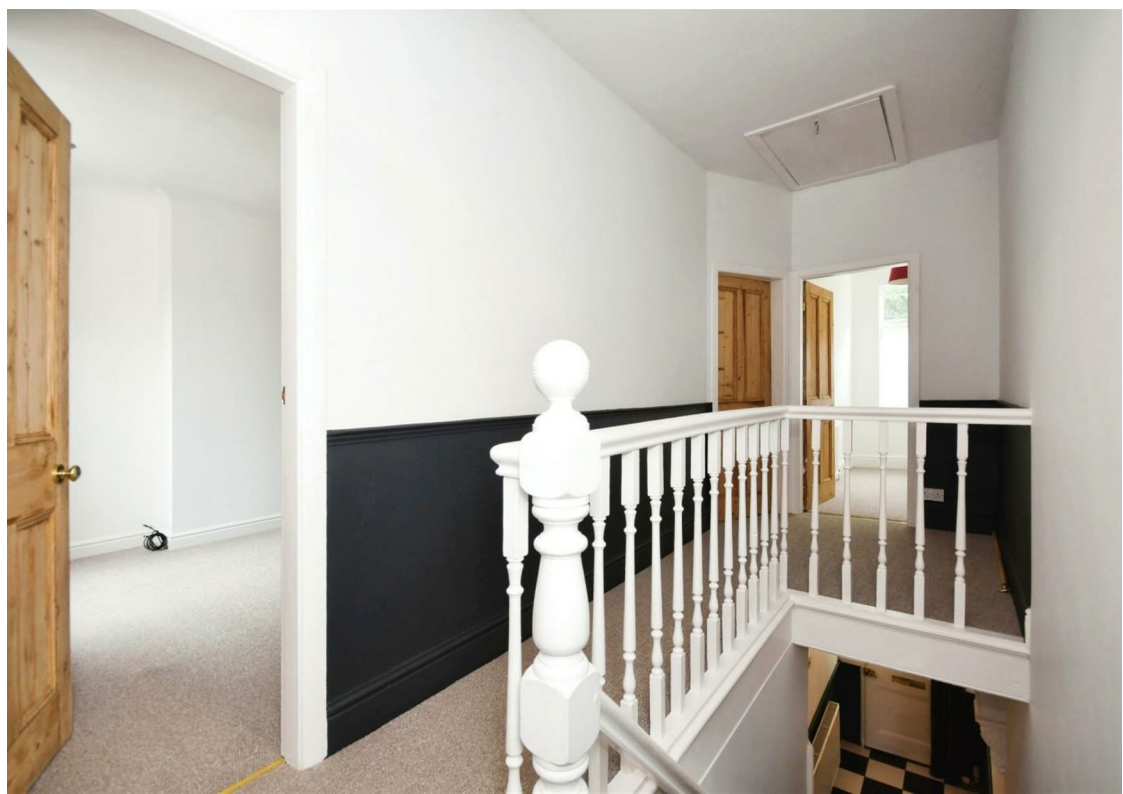
On the first floor the gallery landing provides access to the 3 double bedrooms, one with fitted wardrobes. An additional box room provides options for a variety of uses.

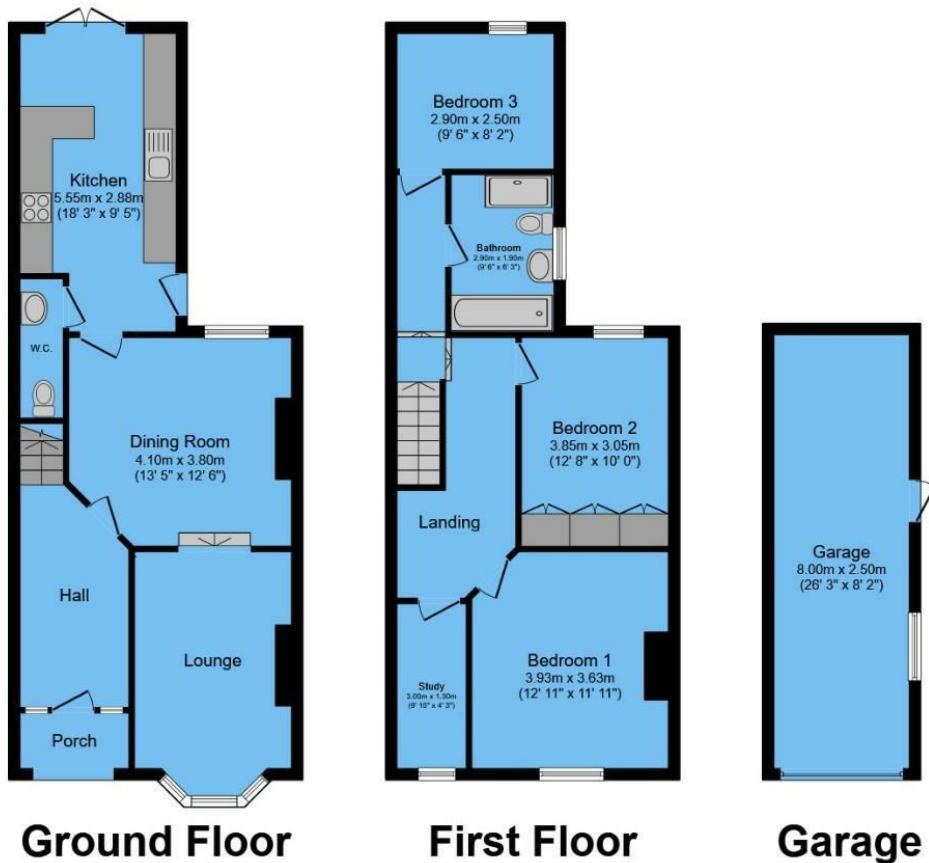
The modern family bathroom has a large walk-in shower, full length bath, WC, wash hand basin, wall cabinet and a discreet shelved storage area.

To the front of the property is an enclosed forecourt garden area bounded by a substantial privacy enhancing hedge.

At the rear there is an enclosed patio and garden with an outdoor shed, log stores and a timber deck leading to the lawn. The foot of the garden provides access to the detached garage.







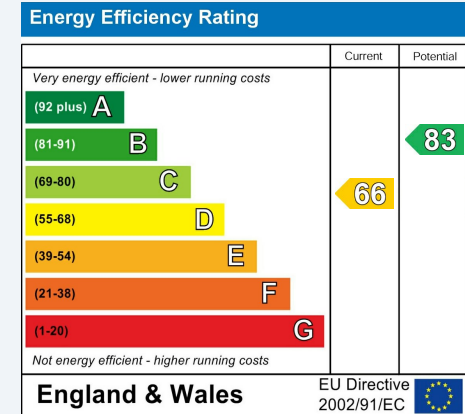
Ground Floor

First Floor

Garage

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.



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.

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Total floor area 132.7 m² (1,429 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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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