



## 54 King Street, Brimington, Chesterfield, S43 1HX

- TWO BEDROOM END TERRACED HOUSE
  - TWO RECEPTION ROOMS
  - FAMILY BATHROOM
  - LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST HOME
- MODERN KITCHEN
- PRIVATE DRIVEWAY
- CALL HUNTERS NOW

**Price Guide £140,000**

**HUNTERS®**

HERE TO GET *you* THERE



**\*\* REDUCED FOR QUICK SALE TO A GUIDE PRICE OF £140,000 TO £150,000 -WITH NO CHAIN AND VACANT POSSESSION\*\***

Don't miss the opportunity to view this delightful two-bedroom end terraced property located in the popular area of Brimington, Chesterfield. Perfectly suited for first-time buyers, small families, or those looking to downsize, this home offers both comfort and convenience.

Situated in a friendly neighbourhood with excellent access to local amenities, schools, and transport links, this property combines practicality with charm—making it a lovely place to call home.

The ground floor features two spacious reception rooms with the dining room giving access to the cellar for storage, ideal for entertaining or relaxing, along with a well-equipped fitted kitchen and a practical utility/porch area.

Upstairs, you'll find two generously sized double bedrooms and a modern family bathroom, offering ample space for everyday living.

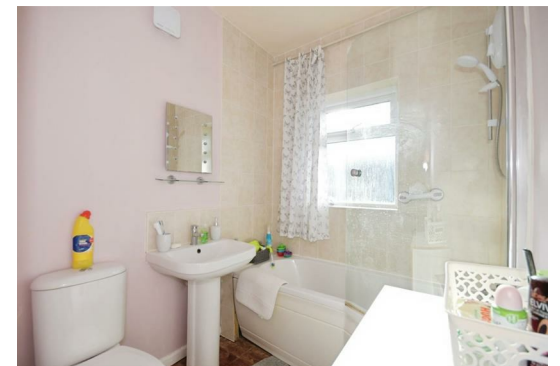
The loft has been boarded & accessed via drop down ladder off the landing.

Additional benefits include gas central heating, double glazing throughout & the property benefits from having being re-wired.

Off-road parking via a private driveway. Outside, the easy-to-maintain rear garden boasts a patio and decking area—perfect for outdoor dining or simply enjoying some fresh air.

Arrange your viewing today and see the potential this Brimington gem has to offer! Call Hunters now!

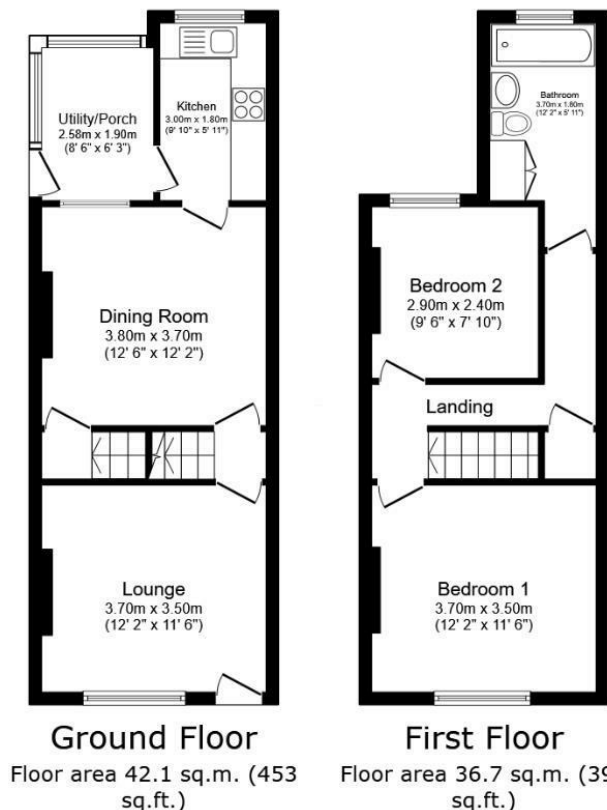
**FREEHOLD | TAX BAND A | EPC RATING E**











Total floor area: 78.8 sq.m. (849 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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.



## 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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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

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