



## 74 Coronation Road, Brimington, Chesterfield, S43 1EX

- TWO BEDROOMS
- GREAT FIRST TIME BUYER HOME
- EXCELLENT POTENTIAL TO CREATE OFF-ROAD PARKING
- SEMI DETACHED HOUSE
- LANDSCAPED REAR GARDEN
- VIEW NOW!

**Offers Over £170,000**

**HUNTERS®**  
HERE TO GET *you* THERE

## TWO BEDROOM SEMI DETACHED HOUSE - IDEAL FIRST TIME BUYER OR FAMILY HOME!

Located in the popular residential area of Brimington, close to village amenities and with great public transport connections to Chesterfield.

Upon entering, the ground floor features a welcoming entrance hall with storage cupboard housing the fuse box and gas & electricity meters, leading through to the fitted kitchen. The kitchen benefits from an integrated layout and useful pantry storage, as well as access to the garden. The property continues into a spacious living area, offering plenty of room for comfortable seating and dining.

To the first floor, there are two well-proportioned bedrooms, both offering versatile accommodation suitable for bedrooms, a home office or additional family space. Completing the first floor is a modern family shower room.

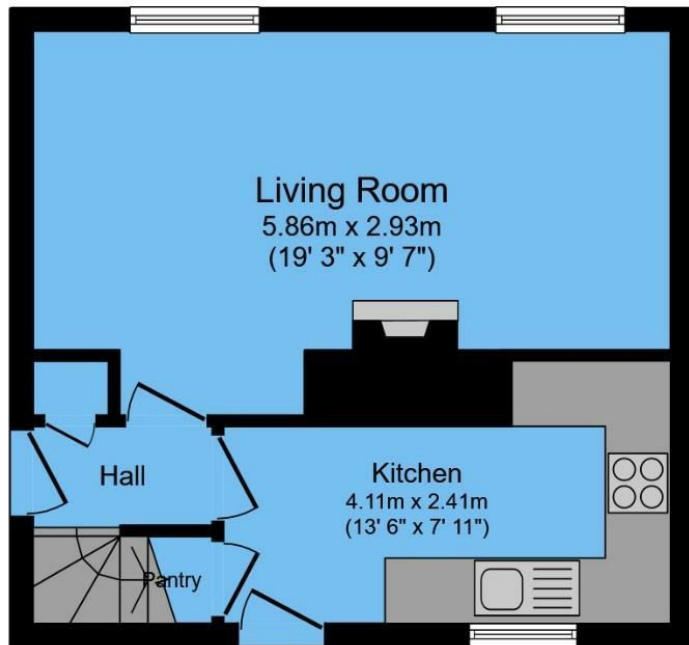
Externally, the property benefits from a front garden area with excellent potential to create off-road parking. To the rear is a landscaped and enclosed garden, featuring a patio area that provides an ideal space for outdoor seating, entertaining or enjoying the warmer months. The garden also benefits from two brick-built outbuildings, offering useful additional storage or potential workshop space.

Further benefits include gas central heating and uPVC double glazing, helping to provide a comfortable and energy-efficient home. The entire property was completely rewired and had a new fuse box installed 9 years ago and every room replastered.

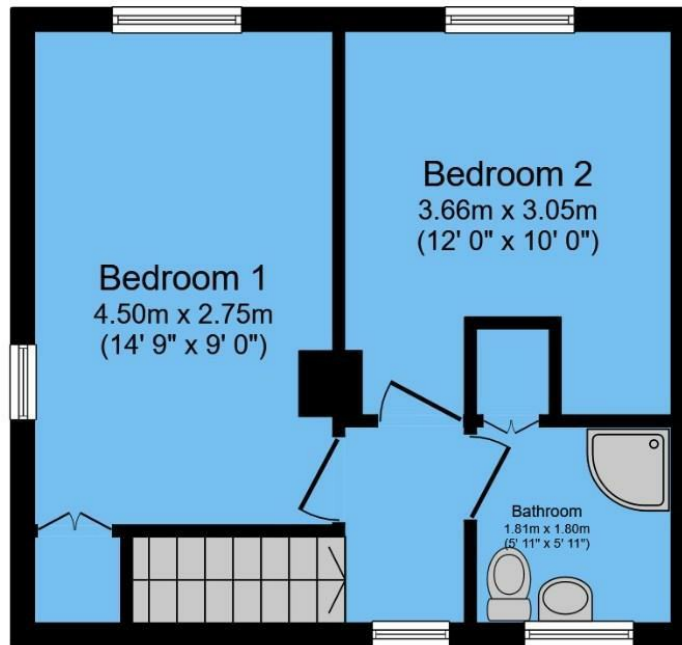
FREEHOLD - COUNCIL TAX BAND A







**Ground Floor**



**First Floor**

Total floor area 63.7 sq.m. (686 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).

Powered by [www.focalagent.com](http://www.focalagent.com)

## 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>86</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | <b>67</b>                  |
| (55-68) <b>D</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<br>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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>