



## 24 Heaton Street, Brampton, Chesterfield, S40 3AQ

- NO CHAIN
- SEMI DETACHED
- DETACHED GARAGE

- THREE BEDROOM
- TWO RECEPTION ROOMS
- VIEW NOW

**Guide Price £200,000**



**THREE BEDROOM SEMI DETACHED HOUSE WITH  
DETACHED GARAGE - OFFERED WITH NO CHAIN &  
READY TO MOVE STRAIGHT INTO.**

Situated in within easy reach of Town Centre, walking distance to the "Hub" of Chatsworth Road restaurants, hairdressers, pubs, cafes & more. Catchment area for Brookfield School.

Well presented throughout, the property comprises:-  
lounge, dining room, fitted kitchen, utility room /  
downstairs WC.

There are two first floor bedrooms & combined  
bathroom / WC.

PLUS, the second floor double bedroom.

Gas central heating & uPVC double glazed.

BRILLIANT FIRST TIME BUYER HOME WHICH  
WOULD ALSO SUIT AN INVESTOR - we believe this  
would rent out at £800 per calendar month.

VIEWINGS AVAILABLE NOW - CALL HUNTERS TO  
BOOK YOURS NOW!

FREEHOLD | COUNCIL TAX BAND A





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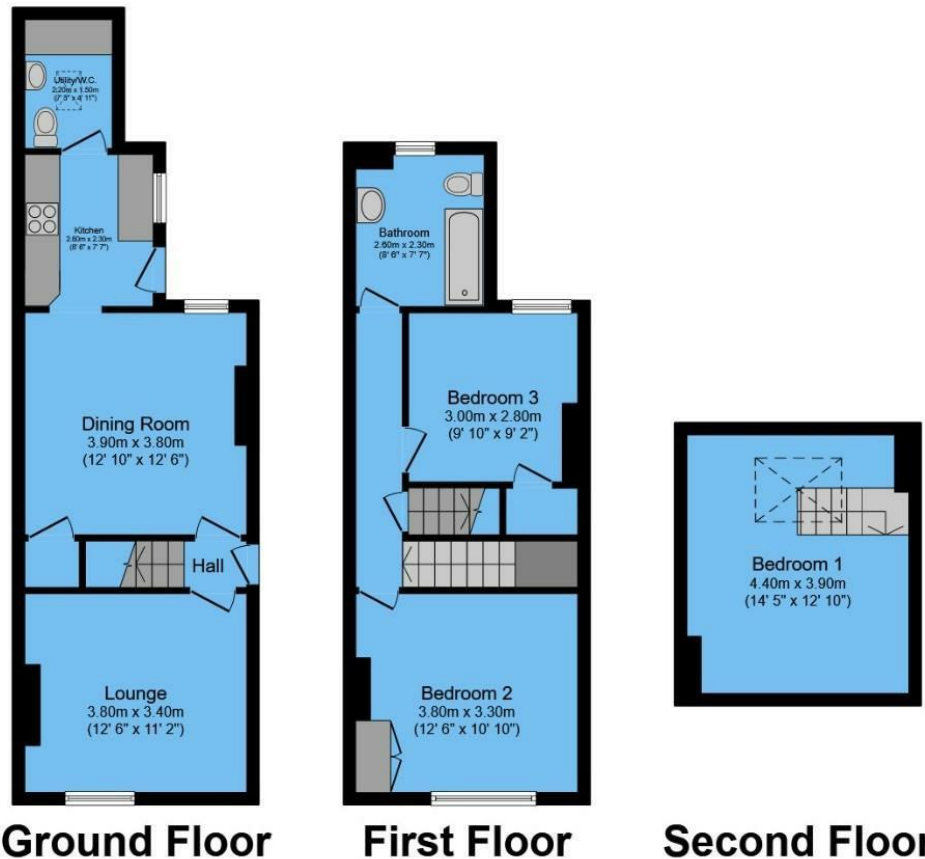
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**Ground Floor**

**First Floor**

**Second Floor**

## 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>			
(69-80) <b>C</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 2002/91/EC	
			<b>84</b>
		<b>67</b>	

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

Total floor area 94.5 sq.m. (1,017 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.



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

Tel: 01246 540540 Email:

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