







161 Old Hall Road

Brampton • Chesterfield • S40 1HG

£240,000

A beautifully modernised three-storey, three double bedroom end-terraced home located in the highly desirable area of Brampton. Just a short distance from Chatsworth Road, with its popular independent cafés, pubs and shops, the property is perfectly placed for reputable local schools, excellent transport links, nearby bus routes, Chesterfield town centre and the train station. With green spaces and walking routes close by, this makes an ideal home for couples and families alike. Approached via a shared path, the side entrance brings you into the hallway. Turning left leads into the charming bay-windowed living room, combining modern style with character features, including a media-wall-style focal point with a small fireplace. To the right of the entrance is the spacious second reception room/dining room, featuring wall panelling, a log burner and the staircase to the upper floors. A sliding door opens into the shaker-style fitted kitchen, complete with cupboards, fitted appliances, space for freestanding, and a side door providing access to the rear garden. On the first floor, the main double bedroom is positioned at the front and benefits from fitted wardrobes. The third bedroom, also a double, overlooks the rear garden and offers great proportions. The modern family bathroom is generously sized and fitted with a three-piece suite including a bath with overhead shower, sink and WC. The second floor hosts a superb private second double bedroom, a bright and modern space enhanced by fitted skylights. Outside, the enclosed rear garden is landscaped for easy maintenance. It begins with a patio area, followed by steps leading down to the astroturf lawn with pebble borders, and ends with an additional seating area. On-street parking is available to the front of the property.





- Modernised Three Bedroom End Terraced House
- Excellent Location & Amenities
- Bay Windowed Front Living Room
- Dining Room w/ Log Burner

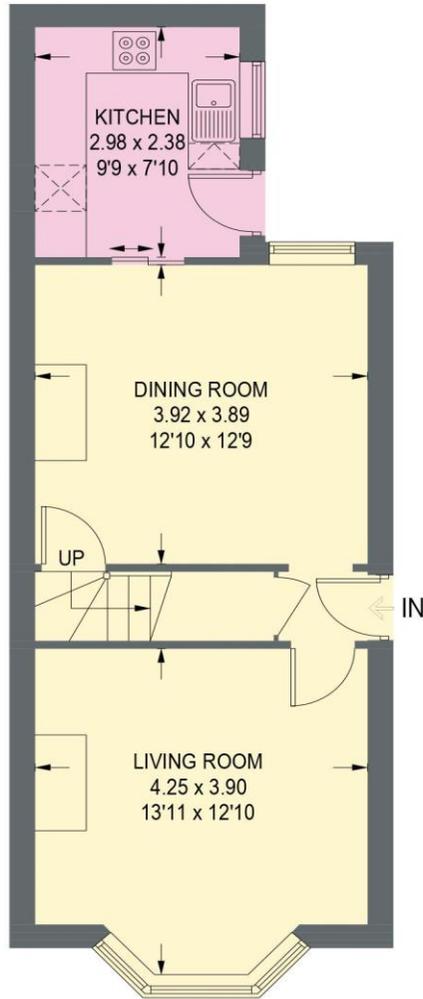
- Shaker Style Fitted Kitchen
- Three Double Bedrooms - One Second Floor
- Modern Three Piece Suite Bathroom
- Enclosed Landscaped Rear Garden
- On Street Parking
- Council Tax Band A/EPC Rating E



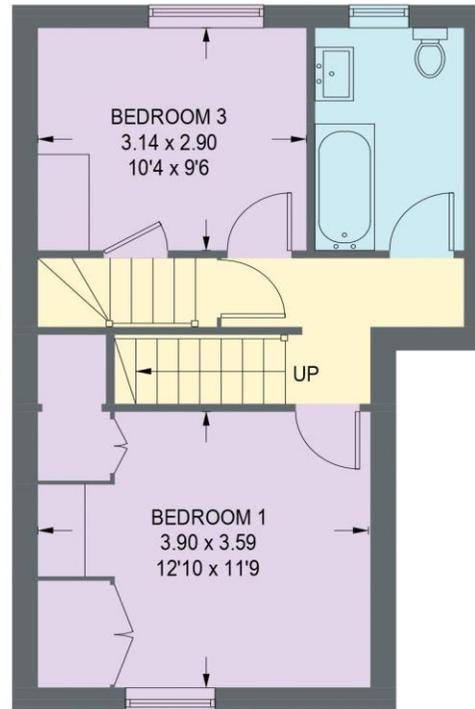


161 OLD HALL ROAD

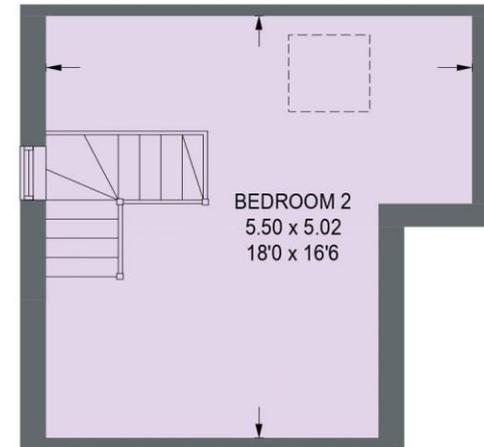
APPROXIMATE GROSS INTERNAL AREA = 102.6 SQ M / 1104.6 SQ FT



GROUND FLOOR
41.1 SQ M / 442.3 SQ FT



FIRST FLOOR
37.3 SQ M / 401.1 SQ FT



SECOND FLOOR
24.3 SQ M / 261.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1277881)



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