

HUNTERS[®]

HERE TO GET *you* THERE

SOLD

subject to contract

8 Prospect Terrace, Brockwell, Chesterfield, S40 4HD

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- OPEN VIEWS OVER ALLOTMENTS
- THREE STOREY
- TWO RECEPTION ROOMS
- THREE PIECE SUITE BATHROOM
- CALL HUNTERS NOW

Guide Price £130,000



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****REDUCED TO A LOWER GUIDE PRICE £130,000 - £140,000****

No Chain – Spacious Three-Storey Terraced Home in Sought-After Brockwell Location

*****FIXTURES AND FITTINGS INCLUDED*****

Situated in the ever-popular area of Brockwell, this well-presented two double bedroom, three-storey terraced house is an ideal choice for first-time buyers, small families, or investors. Offered with no onward chain, this charming home combines modern living with character and convenience.

Located within the catchment area for the highly regarded Outwood Academy Secondary School and Brockwell Primary School, the property is also just a short distance from all local amenities, Chesterfield Town Centre, and the vibrant Chatsworth Road "Hub" – home to a range of restaurants, cafes, pubs, boutiques, and salons.

Ground Floor:

Step into a welcoming porch, leading through to two spacious reception rooms, perfect for living and dining spaces. The modern kitchen sits at the rear, offering both functionality and style.

First Floor:

Upstairs, you'll find two generous double bedrooms, each with ample space and natural light.

Second Floor:

The top floor features a landing/study area, ideal for those working from home or needing extra storage, and a stylish three-piece bathroom suite, completed to a modern standard. Enjoy open views over the nearby allotments from this elevated level.

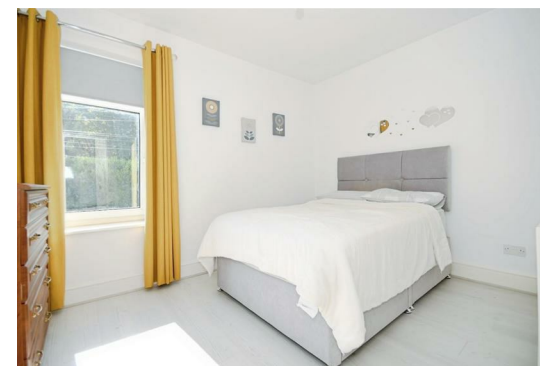
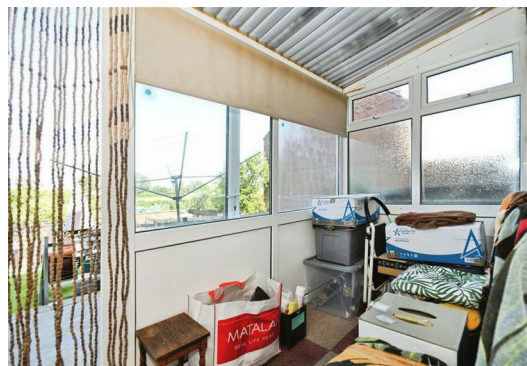
Gas central heating via an Ideal combi boiler. Rewired in the last four years.

Good-sized rear garden, perfect for relaxing or entertaining and driveway parking for one vehicle

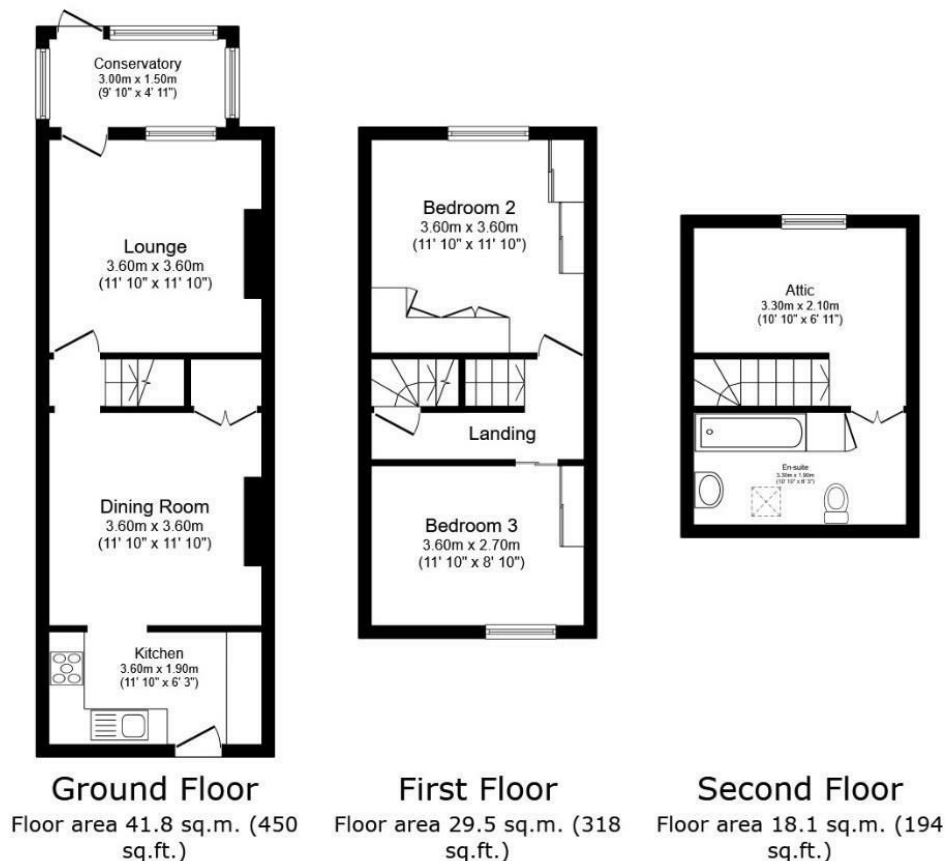
Appliances may be included, subject to negotiation.

This lovely home offers both comfort and convenience in a desirable location. Viewing is highly recommended to appreciate the space and potential on offer. Call Hunters now!

Freehold, Tax Band A, EPC Rating D.







Total floor area: 89.4 sq.m. (962 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

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) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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