







## 155 Brockwell Lane

Brockwell • Chesterfield • S40 4EP

£270,000

Offered with no upward chain is this three-bedroom detached home located in the sought-after Brockwell area of Chesterfield. The property enjoys a highly convenient position with easy access to a range of everyday amenities, well-regarded local schools, and excellent transport links including bus routes, Chesterfield town centre and train station. There is also easy access to attractive green spaces such as Queen's Park and nearby walking routes, making this an ideal opportunity for couples looking to upsize or families seeking a home they can personalise. The property is in need of modernisation and offers excellent potential. The front door opens into a small entrance porch, which leads into the main hallway. To the left is the living room, a well-proportioned front reception room featuring a fireplace. Sliding doors lead through to the dining room, providing a separate and versatile space ideal for family use or entertaining. A door from the dining room leads into the kitchen, which offers space for freestanding appliances, a useful storage cupboard, and a door providing access to the rear garden. To the first floor are three bedrooms and shower facilities. The principal bedroom overlooks the rear garden and is generously sized, benefiting from built-in storage. The second bedroom is a good-sized double located at the front of the property, while the third bedroom is a well-proportioned single, also front facing. The shower room is fully tiled and fitted with a walk-in shower and wash basin, complemented by a separate WC. Externally, the rear garden is enclosed, well maintained, and thoughtfully arranged, featuring a long lawn with established trees and shrubs. To the rear of the garden is a useful storage building. The front of the property benefits from an additional lawned area and a side driveway leading through gates to a car port, providing off-street parking.



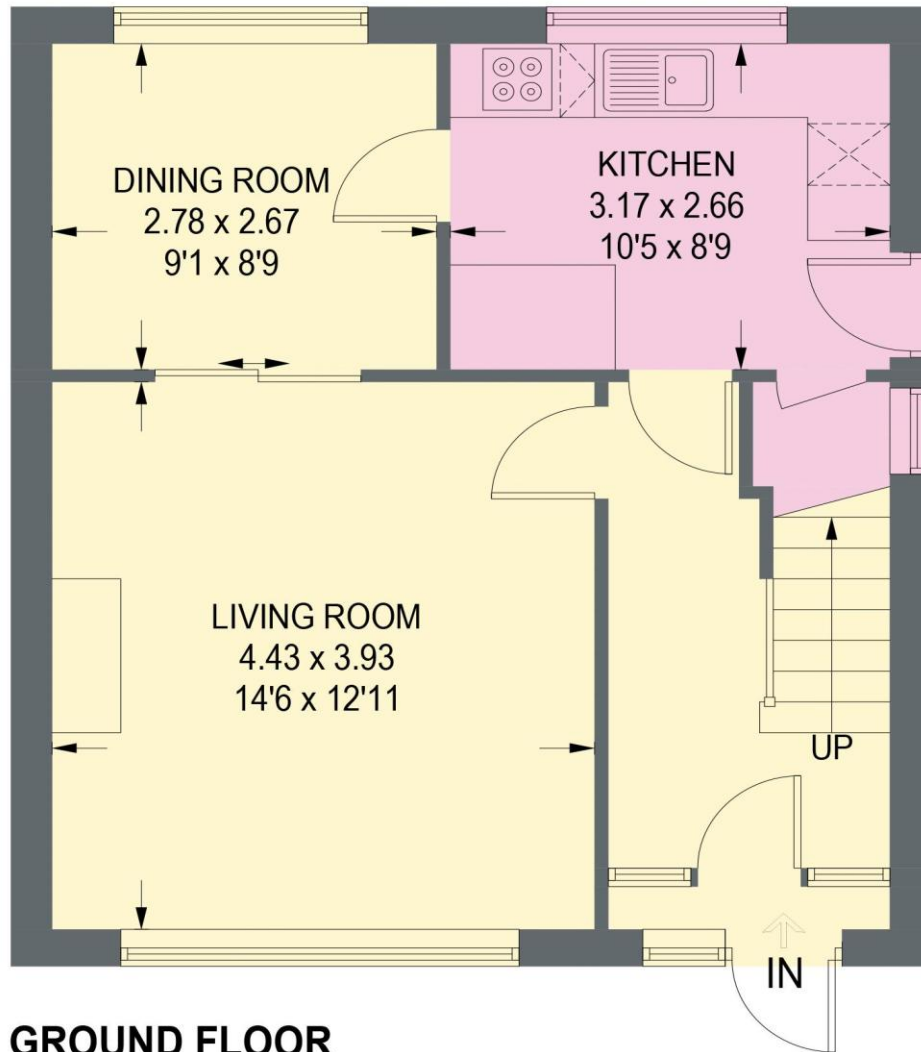


- Offered with No Upward Chain
- Three Bedroom Detached House
- In Need of Modernisation
- Two Reception Rooms: Living Room w/ Fireplace & Dining Room
- Kitchen with Space for Freestanding Appliances
- Three Well Proportioned Bedrooms
- Shower Room & Separate WC
- Well Maintained Rear Garden & Storage
- Front Lawn, Driveway & Car Port
- Council Tax Band C/EPC Rating C

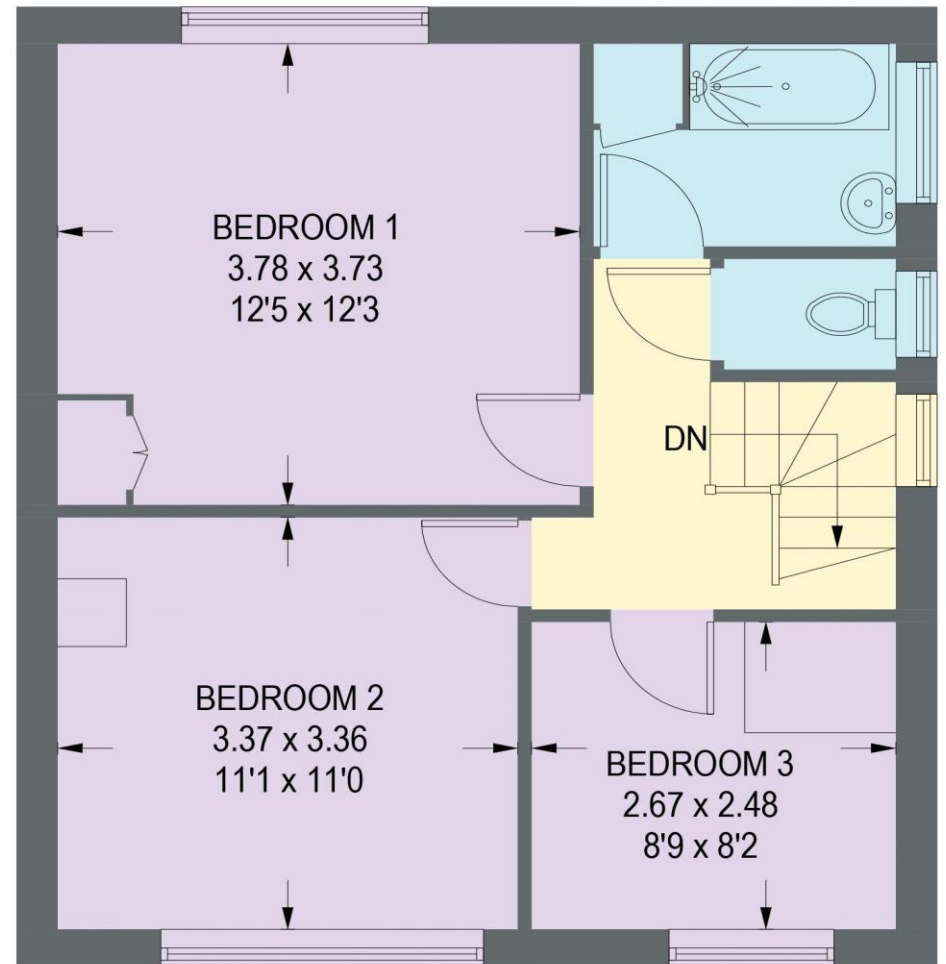


# 155 BROCKWELL LANE

APPROXIMATE GROSS INTERNAL AREA = 82.0 SQ M / 882.7 SQ FT



**GROUND FLOOR**  
**38.1 SQ M / 410.4 SQ FT**



**FIRST FLOOR**  
**43.9 SQ M / 472.3 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1292185)



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