







30 School Board Lane

Brampton • Chesterfield • S40 1ET

£115,000

Offered to the market with no upward chain and requiring full renovation throughout is this two-bedroom semi-detached house, situated in the sought-after area of Brampton. The property enjoys close proximity to the popular Chatsworth Road, known for its range of independent cafés, bars, and restaurants. Queen's Park is also within a short distance, offering green space, leisure facilities, and scenic walking routes. The location is ideal for commuters, benefitting from convenient access to Chesterfield town centre, the train station, major road links, and the M1 motorway, while the Peak District is also easily accessible. The property presents an excellent investment opportunity for buyers looking to modernise and create a home to their own taste. The property is entered via a side entrance, where the staircase is positioned directly ahead. To the right is the living room, a well-proportioned front-facing reception room. To the left of the hallway is the dining room, another spacious reception area overlooking the rear garden and benefitting from an internal storage cupboard. To the rear of the property is the kitchen, fitted with shaker-style units, integrated appliances, and space for freestanding appliances. A side door provides access to the rear garden. To the first floor are two well-proportioned double bedrooms and the shower room. Bedroom one is positioned at the front of the property and benefits from additional storage space, while bedroom two overlooks the rear garden. The shower room is fitted with a three-piece suite comprising a walk-in shower, wash basin, and WC. Externally, the rear garden offers space improvement, featuring a patio area, bushes, and two useful outbuildings providing additional storage. On-street parking is available to the front of the property.





- Offered with No Upward Chain
- Two Bedroom Semi Detached House
- Full Renovation Project with Great Potential
- Two Spacious Reception Rooms
- Kitchen w/ Door into Rear Garden

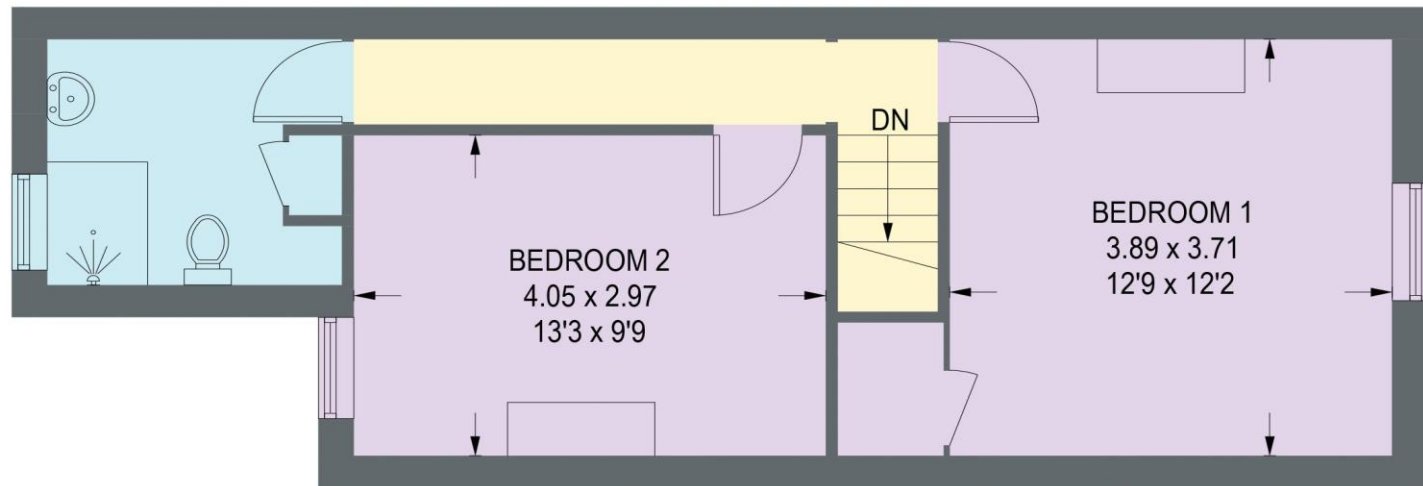
- Two Double Bedrooms
- Three Piece Suite Shower Room
- Rear Garden w/ Outbuildings
- On Street Parking
- Council Tax Band A





30 SCHOOL BOARD LANE

APPROXIMATE GROSS INTERNAL AREA = 82.8 SQ M / 891.6 SQ FT



FIRST FLOOR = 40.0 SQ M / 430.3 SQ FT



GROUND FLOOR = 42.9 SQ M / 461.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1308517)



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