







153 Old Hall Road

Brampton • Chesterfield • S40 1HG

Guide Price £215,000 to £225,000

Welcome to this three-bedroom semi-detached home, arranged over three floors and offered to the market with no upward chain. Situated in the highly desirable area of Brampton, the property enjoys excellent access to a wide range of local amenities, including the popular Chatsworth Road with its selection of independent cafés, restaurants, bars, and shops. Chesterfield town centre is within walking distance, while highly regarded schools and excellent transport links are all close by, including convenient access to major road networks, the M1 motorway, and Chesterfield train station. Somersall Park is nearby, the Peak District is within easy reach, and the property offers an excellent opportunity for first-time buyers, couples, and families alike. The accommodation is entered via a side entrance leading into the hallway, where stairs rise to the upper floors. To the right is the living room, a well-proportioned front-facing reception space featuring a bay window and an attractive fireplace, creating a bright yet cosy room with plenty of natural light. Positioned to the left of the hallway is the dining room, another spacious and versatile reception room featuring a second fireplace and direct access to the rear garden. The dining room also benefits from access to the basement, providing useful additional storage. A further door leads through to the kitchen, which is fitted with a modern range of shaker-style units arranged in an L-shaped layout. The kitchen incorporates integrated appliances alongside space for freestanding appliances and offers excellent storage and workspace. Beyond the kitchen is a convenient ground floor WC. The first floor offers two bedrooms and the family bathroom. The principal bedroom is a generous front-facing double room benefitting from fitted wardrobes. Bedroom two overlooks the rear garden and is another spacious double bedroom. The family bathroom is part tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Occupying the second floor is bedroom three, a private and spacious double room enjoying an elevated position and offering flexible accommodation as a principal bedroom, guest room, or home office. Externally, the property benefits from a long enclosed rear garden. Steps lead down from the house to a lawned garden, complemented by a patio and pebbled pathway running alongside. The generous outdoor space provides excellent potential for families, entertaining, or gardening enthusiasts. To the front of the property, on-street parking is available.





- Offered with No Upward Chain
- Three Bedroom Semi Detached House
- Sought After Brampton Location
- Two Well Proportioned Reception Rooms
- Modern L Shape Shaker Style Kitchen

- Three Double Bedrooms Arranged Over Three Floors
- Part Tiled Three Piece Suite Bathroom
- Long Enclosed Rear Garden & Patio
- On Street Parking Available
- Council Tax Band A





OLD HALL ROAD

APPROXIMATE GROSS INTERNAL AREA = 95.8 SQ M / 1030.8 SQ FT

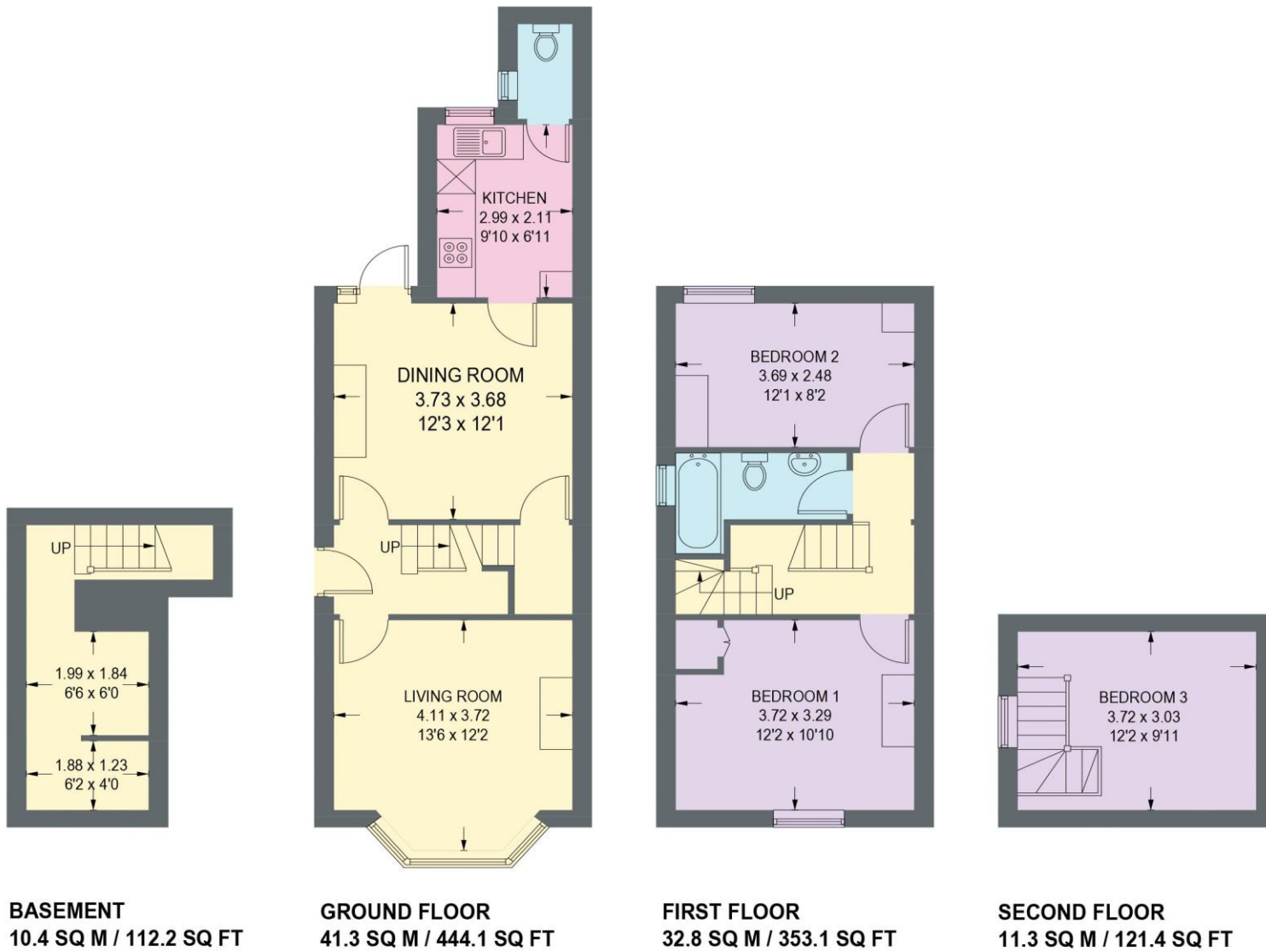


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1332120)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

