







32 John Street

Brampton • Chesterfield • S40 1DF

Guide Price £100,000 to £105,000

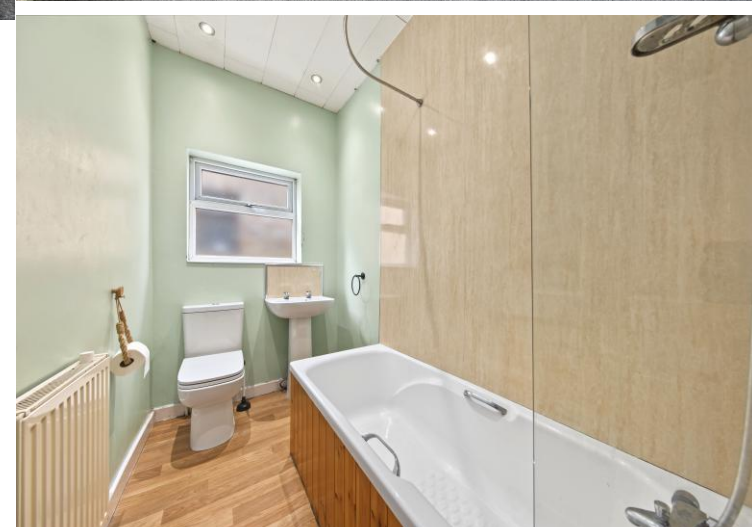
Offered to the market with no upward chain is this two-bedroom end-terraced home, situated in the highly sought-after area of Brampton. The property enjoys an excellent location within close proximity to the popular Chatsworth Road, with its varied selection of independent shops and amenities, while Chesterfield town centre is also within walking distance. Queen's Park is nearby, providing attractive green space, walking routes, and leisure facilities. Excellent transport links include Chesterfield train station, regular bus services, convenient access to the M1, and major surrounding road networks. This property presents an ideal opportunity for first-time buyers, single professionals, or investors seeking a rental property. The property is entered directly into the living room, a well-proportioned front-facing reception space featuring a fireplace and providing a comfortable setting for relaxation. From the living room, the accommodation flows through to the kitchen, which is fitted in an L-shaped layout with modern units and provides space for freestanding appliances. Two internal doors provide access to the staircase leading to the first floor and a useful storage area, while a rear external door opens directly onto the garden. To the first floor are two bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and is a well-proportioned double room benefitting from useful storage cupboards. Bedroom two is positioned at the front of the property and is another generously sized room. The family bathroom is part tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the enclosed rear garden has been designed for ease of maintenance. It begins with a patio area offering space for outdoor seating, with an artificial lawn running along the side. To the rear is a pebbled area and a useful outbuilding providing additional storage. On-street parking is available to the front of the property.

GAMER





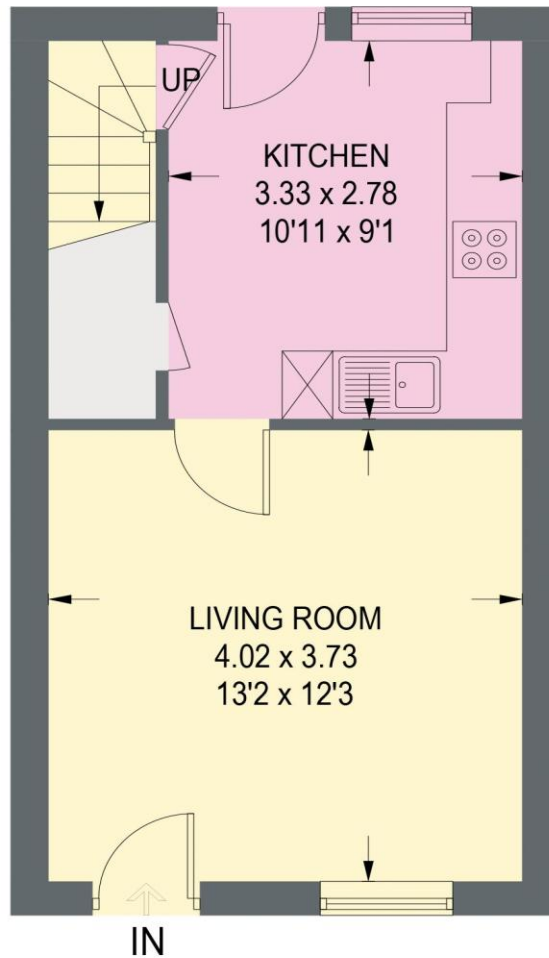
- Offered with No Upward Chain
- Two Bedroom End Terraced House
- Ideal for First Time Buyers or Investors
- Well Proportioned Living Room w/ Fireplace
- Modern L Shaped Kitchen
- Two Good Sized Bedrooms
- Three Piece Suite Bathroom
- Enclosed Rear Patio & Store
- On Street Parking Available
- Council Tax Band A/EPC Rating D



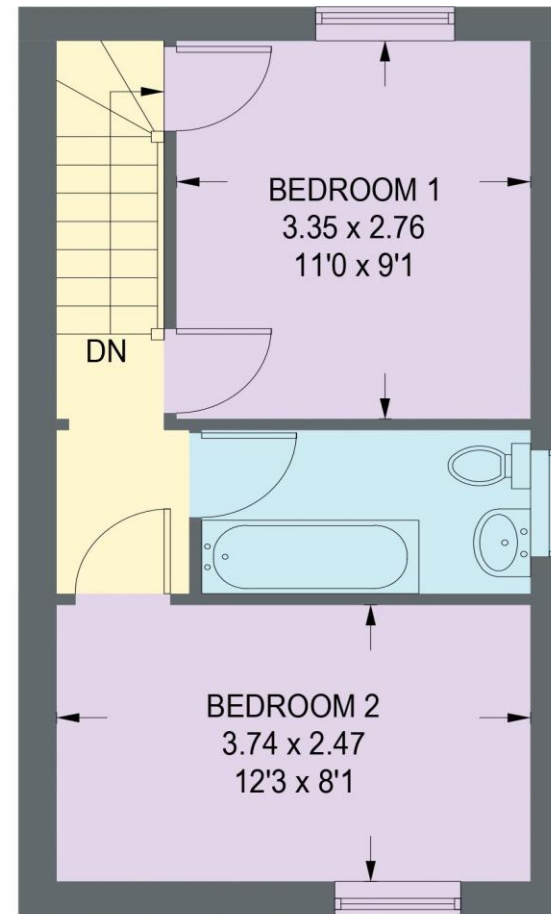


32 JOHN STREET

APPROXIMATE GROSS INTERNAL AREA = 55.7 SQ M / 599.3 SQ FT



GROUND FLOOR
27.8 SQ M / 299.1 SQ FT



FIRST FLOOR
27.9 SQ M / 300.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1337490)

