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22 John Street

Brampton • Chesterfield • S40 1DF

£125,000

Welcome to this three-bedroom semi-detached home, offered to the market with no upward chain and situated in the highly sought-after area of Brampton. The property enjoys an excellent location close to a wide range of local amenities, including shops, cafés, pubs, and everyday conveniences, while the popular Chatsworth Road is nearby, offering an excellent selection of independent businesses, restaurants, and bars. Chesterfield town centre is within easy walking distance, and the area benefits from highly regarded schools and superb transport links, including access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. This property presents an excellent opportunity for first-time buyers, couples, and investors alike. The accommodation is entered directly into the living room, a well-proportioned front-facing reception room providing a welcoming space for relaxation. To the rear of the property is the kitchen diner, fitted with a modern range of U-shaped units offering excellent storage, integrated appliances, and space for freestanding appliances. There is also room for a dining table, making this a practical space for everyday living. The kitchen benefits from a useful storage cupboard, staircase access to the first floor, and a door leading into the conservatory. The conservatory provides an additional reception area, ideal for seating or entertaining, and benefits from a side door giving access to the rear garden. To the first floor are two bedrooms and the family bathroom. The principal bedroom is a spacious double room positioned at the front of the property, while bedroom three overlooks the rear garden and is a versatile single room with built-in storage, ideally suited as a home office or dressing room. The bathroom is tiled and fitted with a three-piece white suite comprising a bath, wash basin, and WC. A further staircase from the landing leads to the second floor, where bedroom two occupies the entire level. This generous double bedroom benefits from a rear-facing skylight and offers a private and versatile living space. Externally, the property benefits from a rear garden with a pathway running along the side. To the front of the property, on-street parking is available.

- No Upward Chain
- Three Bedroom Semi Detached House
- Good Sized Front Facing Living Room
- Modern Kitchen Diner w/ Integrated Appliances
- Rear Conservatory Opening onto Rear Garden
- Two First Floor Bedrooms & Third on Second Floor
- Three Piece Suite Bathroom
- Enclosed Rear Garden
- On Street Parking
- Council Tax Band A/EPC Rating E

22 JOHN STREET

APPROXIMATE GROSS INTERNAL AREA = 74.9 SQ M / 806 SQ FT

GROUND FLOOR
33.0 SQ M / 355 SQ FT

FIRST FLOOR
27.2 SQ M / 292 SQ FT

SECOND FLOOR
14.7 SQ M / 159 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1286967)

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.

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31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535