







## 114 Old Road

Brampton • Chesterfield • S40 3QP

£170,000

Offered with no upward chain, this two bedroom mid-terraced home is positioned in the heart of Brampton, one of Chesterfield's most established and desirable areas. The location offers excellent access to local amenities, green spaces and well-regarded schools, and is just a short walk from Chatsworth Road, known for its independent cafés, pubs and shops. With Queen's Park nearby, strong transport links, easy walking distance into the town centre, and close proximity to the train station, this property is ideal for first-time buyers, single professionals or those seeking a buy-to-let investment. Entering through the front door, you are welcomed into the front-facing living room, complete with a fireplace. This leads into the inner hallway with stairs rising to the first floor. To the rear is the generous kitchen-diner, offering ample cupboard space, room for freestanding appliances, and space for a dining table. The kitchen also features a door out to the rear garden and an additional door providing access down to the cellar. Upstairs, the main double bedroom faces the front and benefits from built-in wardrobe space. The second bedroom is a single overlooking the rear garden. The landing also includes further storage. The spacious bathroom features a four-piece suite comprising a bath with overhead shower, a separate shower cubicle, sink and WC. The enclosed rear garden begins with a patio area and shed, extending to an easy-to-maintain lawn with an additional storage shed at the rear. On-street parking is available to the front of the property.





- Offered with No Upward Chain
- Two Bedroom Mid Terraced House
- Great Location, Walking Distance to Chesterfield
- Front Facing Living Room w/ Fireplace
- Spacious Kitchen Diner Giving Access to Rear Garden
- Two Good Sized Bedrooms, Main w/ Wardrobe Space
- Four Piece Suite Bathroom
- Enclosed Rear Garden & Patio
- On Street Parking
- Council Tax Band A/EPC Rating D



# 114 OLD ROAD

APPROXIMATE GROSS INTERNAL AREA = 70.3 SQ M / 757 SQ FT

CELLAR = 6.4 SQ M / 69 SQ FT

TOTAL = 76.7 SQ M / 826 SQ FT

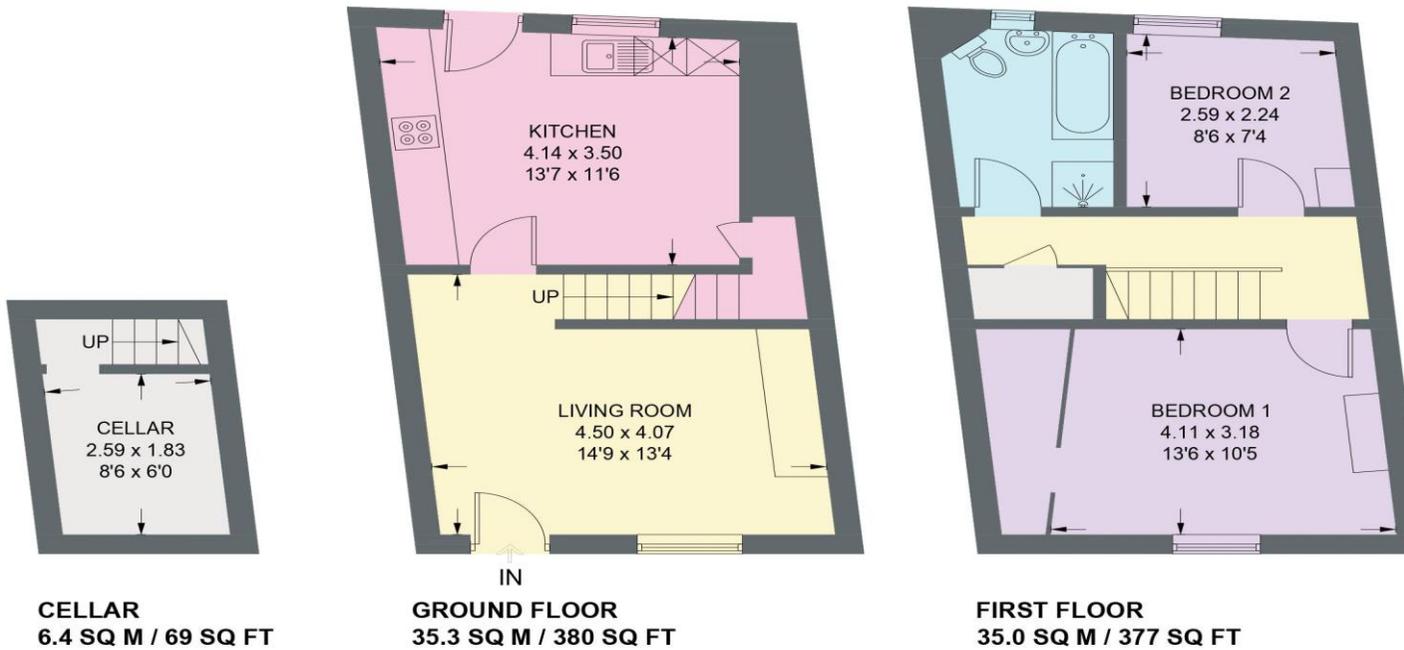


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1277076)

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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