







11 Heaton Street

Brampton • Chesterfield • S40 3AQ

£230,000

Welcome to this three-bedroom, three-storey semi-detached home, offered to the market with no upward chain and situated in the highly sought-after area of Brampton. The property enjoys close proximity to the popular Chatsworth Road, renowned for its excellent selection of independent cafés, restaurants, bars, pubs, and local amenities. Well-regarded schools are also within easy reach, while excellent transport links provide convenient access to Chesterfield town centre, the M1 motorway, Chesterfield train station, and regular bus services. The area benefits from an abundance of nearby green spaces and walking routes, including Queen's Park, with the Peak District also easily accessible. The property presents an ideal home for couples and families alike. Recently refurbished throughout, the property is accessed via a side entrance leading directly into the kitchen. This well-proportioned space is fitted with an L-shaped range of units, incorporating integrated appliances alongside space for freestanding appliances. A useful store area is positioned directly ahead, and the staircase is also located within this space. The kitchen opens into the dining area, which offers ample room for a dining table and benefits from double doors leading out to the rear garden. To the right of the entrance is the living room, a well-presented front-facing reception room featuring an attractive open fireplace. The first floor comprises two bedrooms and the family bathroom. Bedroom two is a generously sized double room positioned at the front of the property and benefits from a feature fireplace. Bedroom three overlooks the rear of the property and is another well-proportioned room. The family bathroom is modern and part tiled, fitted with a four-piece suite comprising a bath with shower attachment, separate shower cubicle, wash basin, and WC. Occupying the entire second floor is the spacious principal bedroom, creating a private retreat. This impressive room benefits from fitted storage, a skylight overlooking the rear, and a modern three-piece ensuite shower room comprising a shower cubicle, wash basin, and WC. Externally, the rear garden is enclosed, well maintained, and designed for low-maintenance living. It begins with a patio area which extends along the side of the property, leading to a central section featuring slate chippings and an artificial lawn. To the rear is a decked seating area and a useful shed providing additional storage. On-street parking is available to the front of the property.





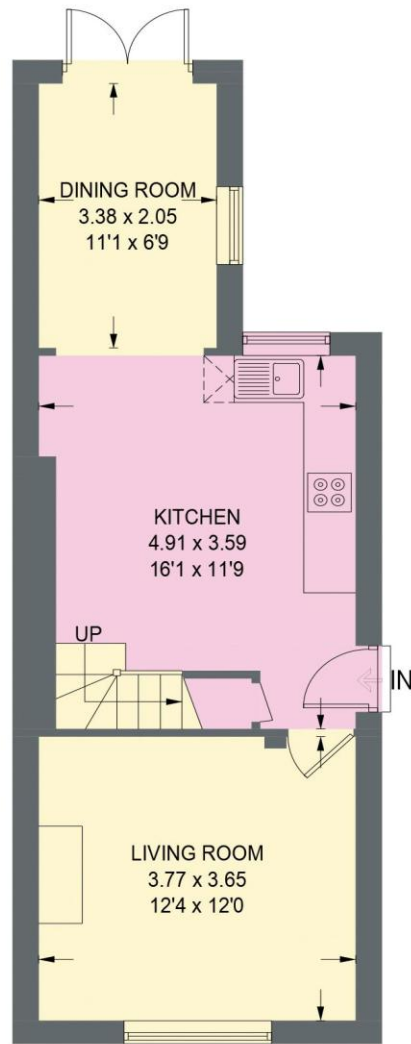
- Three Bedroom, Three Storey Semi Detached House
- Offered with No Upward Chain
- Front Facing Living Room w/ Open Fireplace
- Modern L Shaped Kitchen Opening into Dining Room

- Two First Floor Bedrooms
- Modern Four Piece Suite Family Bathroom
- Second Floor Main Bedroom & Ensuite
- Low Maintenance Enclosed Rear Garden
- On Street Parking
- Council Tax Band A/EPC Rating D

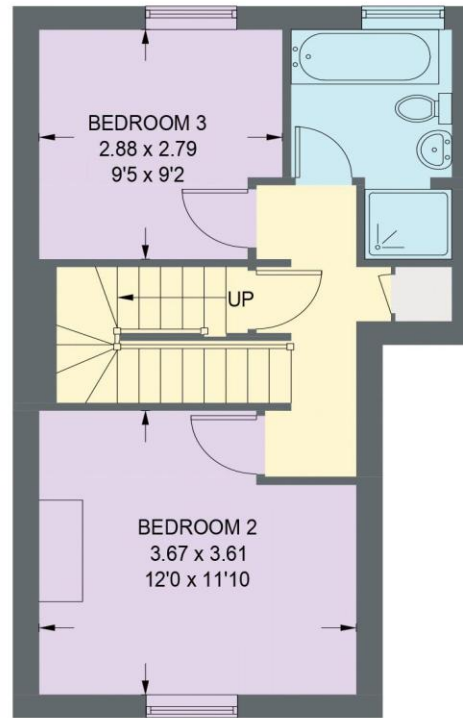


11 HEATON STREET

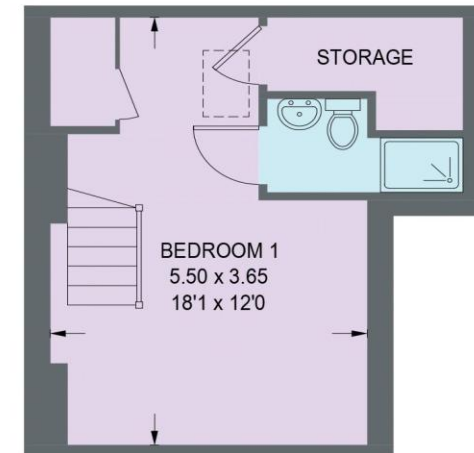
APPROXIMATE GROSS INTERNAL AREA = 103.3 SQ M / 1112.3 SQ FT



GROUND FLOOR
38.2 SQ M / 411.0 SQ FT



FIRST FLOOR
34.7 SQ M / 373.0 SQ FT



SECOND FLOOR
30.5 SQ M / 328.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1312795)



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