4 Baycliff Drive, Brampton, Chesterfield, S40 1YQ

- TWO BEDROOMS
- IDEAL FIRST TIME BUYER HOME
- DRIVEWAY AND ALLOCATED PARKING SPACE
- TOWNHOUSE
- CONVENIENT LOCATION
- VIEW NOW!

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Guide Price £160,000

*****GUIDE PRICE OF £160,000 TO £170,000 *****

TWO BEDROOM TOWNHOUSE - IDEAL FIRST TIME BUYER HOME - GET YOUR FOOT ON THE PROPERTY LADDER!

Situated in within easy reach of Town Centre, walking distance to the "Hub" of Chatsworth Road restaurants, hairdressers, pubs, cafes & more. Catchment area for Brookfield School.

The accommodation briefly comprises a welcoming living room with stairs rising to the first floor. To the rear of the property is a kitchen with ample worktop and cupboard space, along with direct access to the enclosed rear patio garden.

On the first floor, the property offers two well-proportioned bedrooms, providing comfortable accommodation, together with a family bathroom fitted with a bath and overhead shower.

Externally, the property benefits from the convenience of a driveway to the front, as well as an additional allocated parking space to the rear. The enclosed rear patio garden offers a low-maintenance outdoor space, perfect for enjoying the warmer months.

Additional features include UPVC double glazing and gas central heating.

FREEHOLD - COUNCIL TAX BAND B

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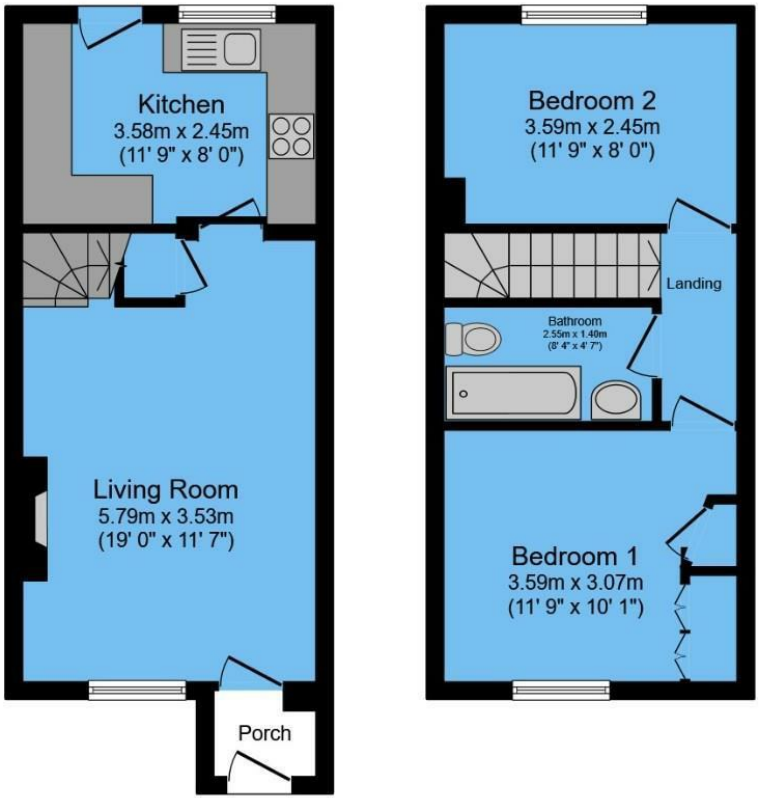


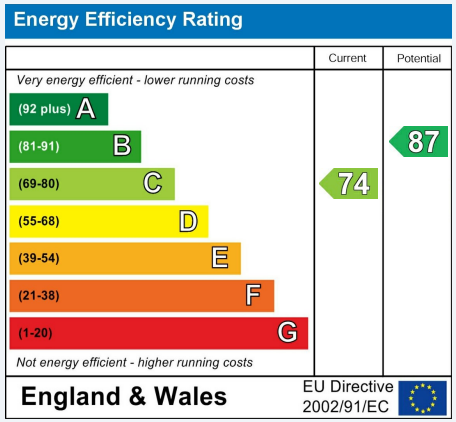
Ground Floor **First Floor**

Total floor area 57.3 sq.m. (616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman