







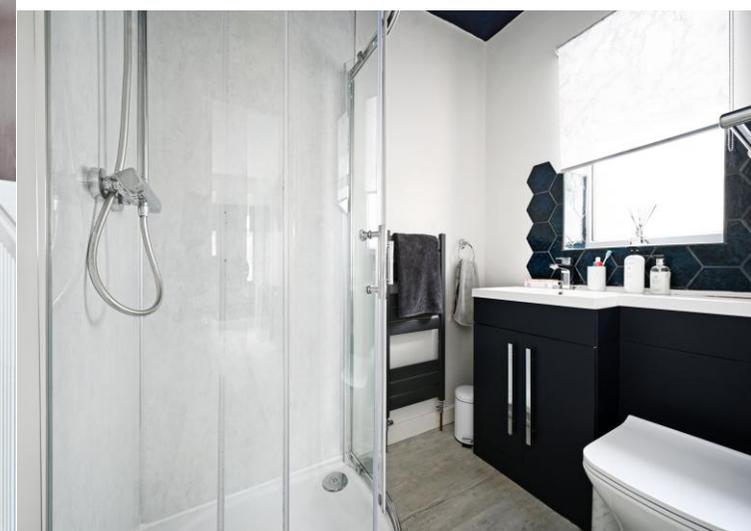
35 Franklyn Road

Brockwell • Chesterfield • S40 4AY

£210,000

A well-presented two-bedroom semi-detached home situated in the popular Brockwell area. The location offers a wide range of nearby amenities including shops and supermarkets, with Chesterfield town centre only a short drive away. Parks and outdoor spaces are within easy reach, and strong transport links include local bus stops and convenient road connections towards Sheffield. The property is ideal for first-time buyers, couples, or those looking to downsize. On entering the property, you are welcomed into a small front hallway. To the left is the living room. An inviting, well-proportioned space featuring a bay window and a decorative fireplace. A door leads through to the rear kitchen, fitted with shaker-style cupboards, integrated appliances and space for freestanding items, along with room for a dining table. From the kitchen, a door opens into the rear porch, providing access to a storage area, a useful downstairs WC, and a side door leading out to the garden. Upstairs, the main bedroom is positioned at the front and is a generous size, featuring a bay window and fitted wardrobes. The second bedroom is a good-sized single overlooking the rear garden. The modern shower room comprises a three-piece suite including a shower cubicle, sink and WC. Outside, the enclosed rear garden is well maintained and begins with a patio area ideal for seating, followed by a pebbled section running along the side. Beyond this is a level lawn, easy to maintain, with a decking area at the rear offering additional seating and a shed. To the front of the property, there is a driveway with a path leading down to the rear garden.





- Well Presented Two Bedroom Semi Detached House

- Ideal First Home or for Downsizers

- Close to Local Amenities & Transport Links

- Living Room w/ Bay Window & Fireplace

- Rear Kitchen Diner Featuring Shaker Style Cupboards

- Two Well Proportioned Bedrooms

- Modern Three Piece Suite Shower Room

- Enclosed Rear Garden & Patio

- Driveway Parking to the Front

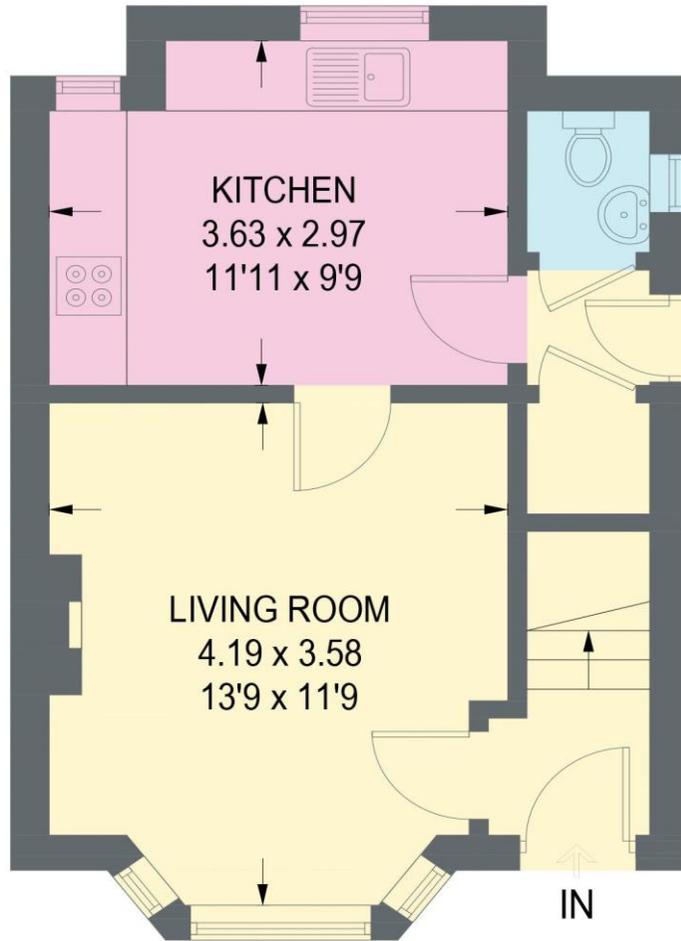
- Council Tax Band B/EPC Rating D



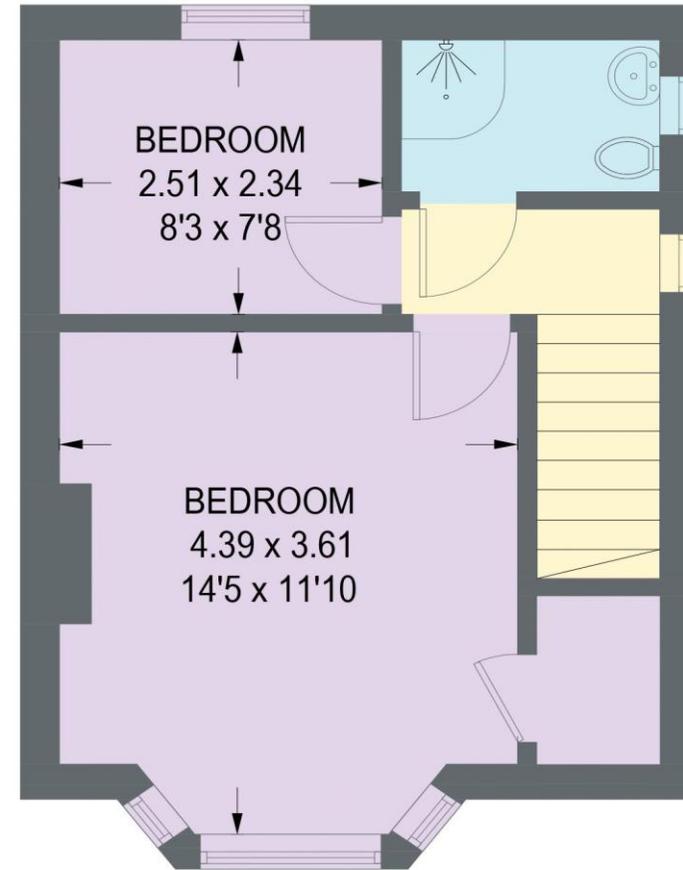


35 FRANKLYN ROAD

APPROXIMATE GROSS INTERNAL AREA = 61.8 SQ M / 665 SQ FT



GROUND FLOOR
31.8 SQ M / 342 SQ FT



FIRST FLOOR
30.0 SQ M / 323 SQ FT

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



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