







44 St. Thomas Street

Brampton • Chesterfield • S40 3AH

£220,000

Well-presented two double bedroom semi-detached home with the added benefit of an attic room, located in the sought-after Brampton area of Chesterfield. The location offers a wide range of everyday amenities, including independent shops, cafés and public houses, with Chatsworth Road close by. Chesterfield town centre is within easy reach, while transport links are excellent with regular bus services, convenient access to major road networks, and Chesterfield train station easily accessible. The area is well served by a variety of well-regarded schools and benefits from nearby green spaces and outdoor leisure opportunities, including Queens Park, Brampton Park and surrounding walking routes. The property would make an ideal home for first-time buyers, couples or small families. The property is accessed via a side entrance. Upon entering, turning right leads into the sitting room, a front-facing space featuring a fireplace and offering a private and comfortable seating area. Turning left from the entrance brings you into the lounge diner, which provides additional living space, benefits from an open fireplace and offers room for a dining table. There is also access to further storage from this room. The lounge diner opens into the kitchen, which offers generous cupboard space along with room for freestanding appliances. The kitchen leads into a rear porch, which provides access to the garden and a useful downstairs WC. To the first floor are two well-proportioned double bedrooms, with the principal bedroom overlooking the rear garden and the second double facing the front of the property. The bathroom is fitted with a modern four-piece suite comprising a bath, separate shower cubicle, wash basin and WC, along with the added benefit of a separate additional WC. To the second floor is the attic room, which provides a versatile space ideal for storage or use as a home office. Externally, the rear garden is private, enclosed and well maintained. It begins with a patio area that leads down the side of the garden, with a lawned section in the centre and a shed positioned to the rear for additional storage. On-street parking is available to the front of the property.





- Well Presented Two Bedroom Plus Attic Semi Detached House
- Sought After Brampton Area
- Excellent Transport Links & Easy Accessible to Chesterfield
- Front Facing Living Room w/ Fireplace

- Lounge Diner w/ Storage
- Kitchen onto Rear Porch & WC
- Two Double Bedrooms & Modern Four Piece Suite Bathroom
- Additional Attic Room
- Private Enclosed Rear Garden, On Street Parking
- Council Tax Band B





44 SAINT THOMAS STREET

APPROXIMATE GROSS INTERNAL AREA = 105.2 SQ M / 1132.6 SQ FT

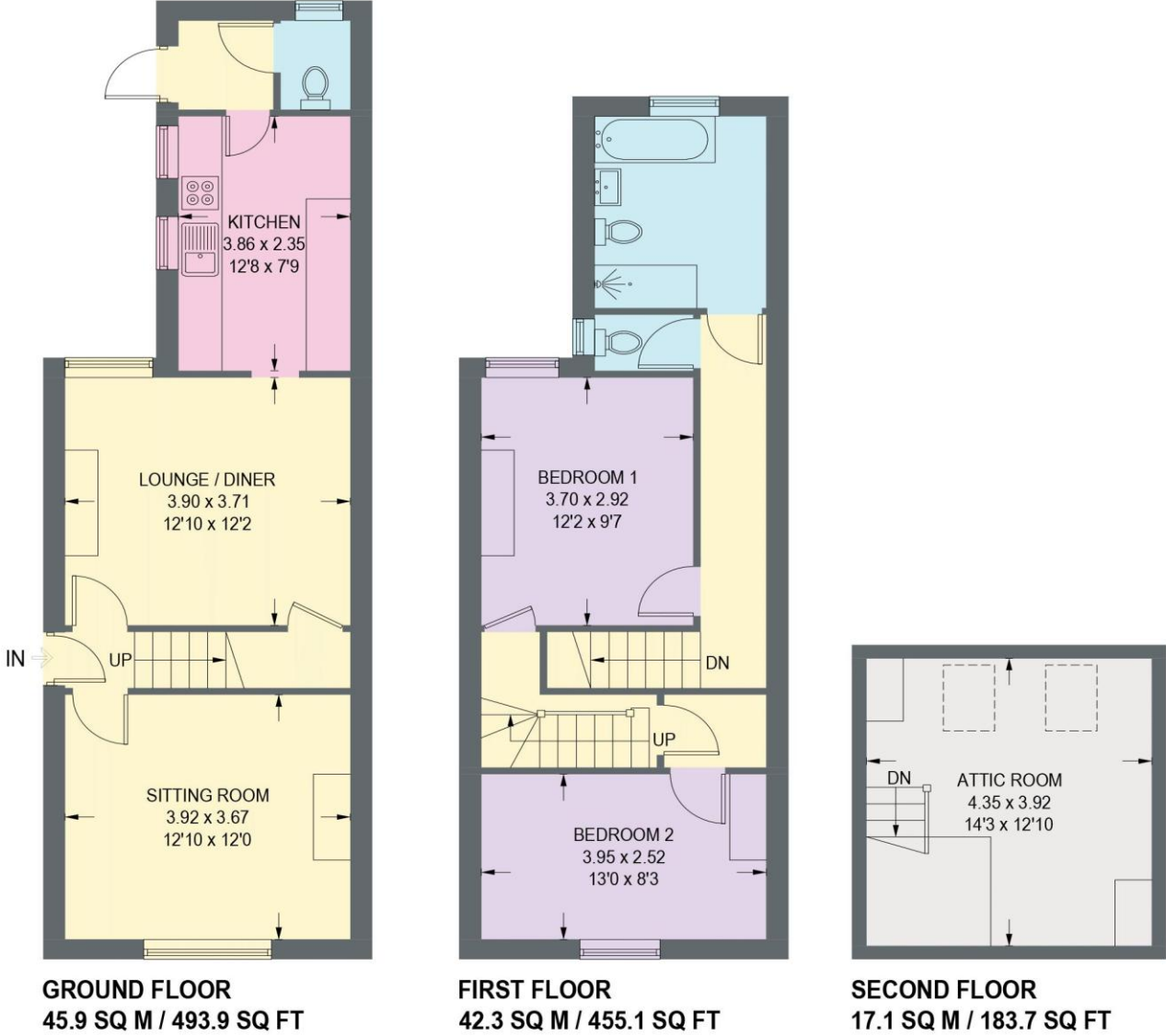


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1294052)

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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