

61 Princess Street, Brimington, Chesterfield, S43 1HP
£240,000

W.T.PARKER
EST. 1909

Located on Princess Street in the charming area of Brimington, Chesterfield, this delightful three-bedroom detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious layout, featuring a large open-plan kitchen diner that seamlessly flows into a comfortable living room, creating an inviting space for both relaxation and entertaining.

The home is complemented by a well-sized, fully enclosed rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. To the front, there is ample parking available for multiple vehicles, ensuring convenience for residents and guests.

Situated with easy access to the M1 motorway, this property is ideally located for those commuting to nearby towns and cities. Additionally, Chesterfield Town Centre is just a short drive away, offering a variety of shops, restaurants, and local amenities.

This property is not to be missed, as it combines spacious living with a prime location, making it an ideal choice for anyone looking to settle in this vibrant community. Whether you are a first-time buyer or seeking a family home, this residence offers a wonderful blend of comfort and practicality.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com







GROUND FLOOR

Entrance Hallway
A good size which provides access to the Living Room and first floor via stairs.

Living Room
11'4" x 16'9" (3.47 x 5.13)
A spacious living area located to the front of the property. It has carpeted flooring, a large double glazed bay window and radiator. There are also bifold doors leading through to the Kitchen Diner.

Kitchen Diner
10'9" x 19'11" (3.29 x 6.08)
The Kitchen Diner is located to the rear of the property. It has wood effect laminate flooring, modern radiator, double glazed window, uPVC door and double glazed French Doors leading out to the rear garden. There are ample wall and base units including space for a fridge freezer and Dishwasher. Integrated appliances include a double oven and electric hob with extractor fan over. There is also a 1.5 sink and drainer.

Utility
6'4" x 10'11" (1.95 x 3.35)
The Utility has space and plumbing for a washing machine and provides access out to the side of the property and the rear garden.

FIRST FLOOR

Landing
9'1" x 7'1" (2.79 x 2.18)
The Landing has carpeted flooring and a small double glazed window.

Bedroom One
12'0" x 11'8" (3.66 x 3.58)
A spacious double bedroom located to the front of the property. It has carpeted flooring, large floor to ceiling wardrobes and a double glazed window with radiator below.

Bedroom Two
10'2" x 9'11" (3.10 x 3.04)
Located to the rear is the second double bedroom which also has carpeted flooring and a large double glazed window with radiator below.

Bathroom
5'4" x 9'8" (1.63 x 2.96)
With tiled flooring and walls, the bathroom has ample space and includes a low flush WC and pedestal wash basin alongside a bath tub with shower over. There are 2 double glazed windows with obscured glass.

Bedroom Three
7'4" x 7'8" (2.24 x 2.34)
Located to the front of the property is this good sized single bedroom with carpeted flooring and a double glazed window with radiator below.

EXTERNAL

Front
The front of the property comprises of a tar mac driveway and small stoned area ideal for off street parking for multiple vehicles. It also boasts access down the side of the property via a lockable gate to the rear garden and also providing additional parking.

Rear Garden
A spacious and fully enclosed rear garden which comprises of a patio area and lawn including a garden shed.

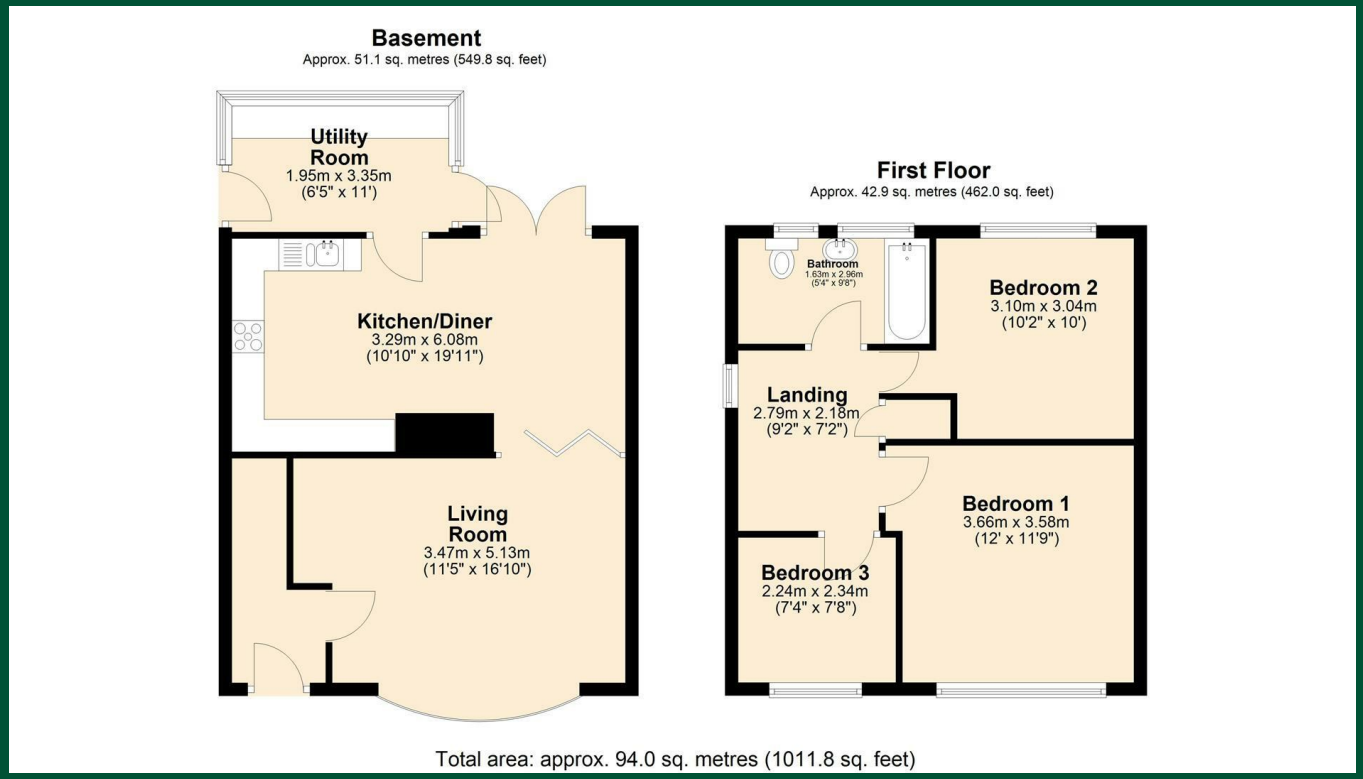
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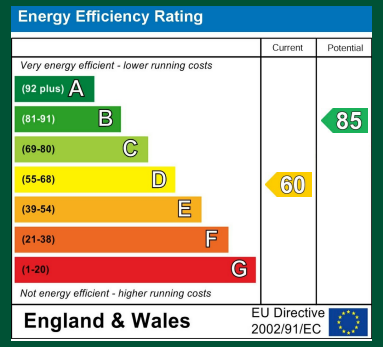




















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4 Glumangate, Chesterfield, S40 1QA
Telephone: 01246 232156
E-Mail: residential@wtparker.com
Website: www.wtparker.com