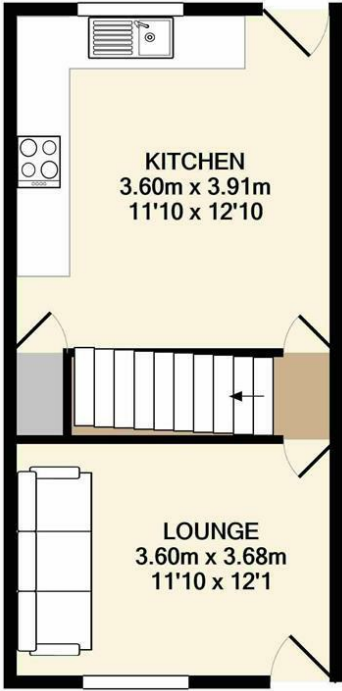




****NO TENANT FEES**CLOSE TO TOWN CENTRE LOCATION****This TWO bedroom well presented mid terraced is located in the popular area of Brampton, within walking distance of many local amenities including the popular Chatsworth Road with its many bars, restaurants and shops. and Chesterfield Town Centre. The property comprises of a lounge, a modern dining kitchen, a large master bedroom with feature fireplace, a further single bedroom and a modern family bathroom with white suite and shower over bath. Benefitting from uPVC & Gas Central Heating. To the rear is a south facing garden and patio area. Viewings are recommended! **SMALL PETS NEGOTIABLE, NON WORKING APPLICANTS ACCEPTED WITH A GUARANTOR.**

****Please call Pinewood Properties for a viewing or book online via our website****

- Modern Dining Kitchen
- Walking Distance to Town Centre
- Neutral Decor and Neutral Carpets
- One Double and One Single Bedroom
- Walking Distance to Bars, Restaurants and Shops
- Modern Bathroom with White Suite and Shower over Bath
- South Facing Rear Garden and Patio Area
- uPVC and Gas Central Heating
- Spacious Lounge
- Feature Fireplace to Bedroom One

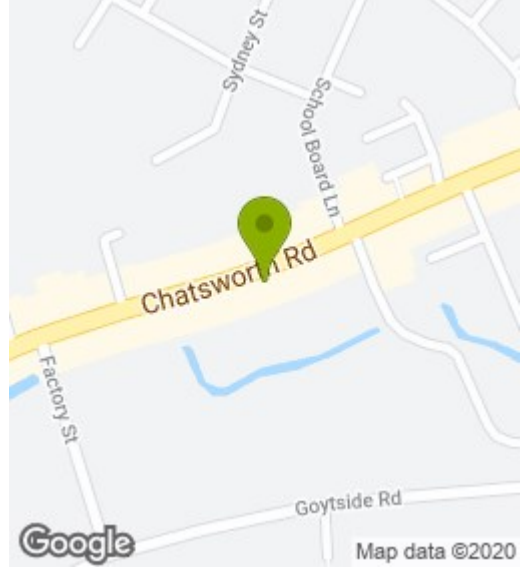


GROUND FLOOR
APPROX. FLOOR
AREA 28.4 SQ.M.
(306 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 31.5 SQ.M.
(339 SQ.FT.)

TOTAL APPROX. FLOOR AREA 59.9 SQ.M. (645 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Current	Potential
68	91

Environmental Impact (CO ₂) Rating	
Current	Potential
67	93

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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