



Sterland Street, Brampton, Chesterfield, Derbyshire S40 1BP

2 1 2 EPC C

£160,000

PINEWOOD



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£160,000

**2 bedrooms
1 bathrooms
2 receptions**

- Two cosy double bedrooms
- One modern bathroom with bath and shower cubicle fitted 2022
- Two Spacious reception rooms, open plan with impressive space
 - Mid-terrace house - On Street Parking (Permit)
 - 818 sq ft living space
- Located on Sterland Street in the sought after location of Brampton
 - Close to Chesterfield amenities and local schools
 - Ideal for small families - investors and first time buyers
 - Great transport links - easy access to the M1 motorway
- Freehold - Council Tax Band: (A) - Gas Central Heating - Combi Boiler Fitted 2024





CHARMING TERRACED HOUSE FEATURING A LOVELY OPEN PLAN DOWNSTAIRS AND AMPLE SPACE UPSTAIRS FOR FAMILIES...

Nestled in the heart of Chesterfield, this charming mid-terrace house on Sterland Street offers a delightful blend of comfort and convenience. Spanning approximately 818 square feet, the property features a well-proportioned open plan reception room, perfect for relaxing or entertaining guests.

The house boasts a well equipped kitchen, upstairs has two inviting bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

With its prime location, residents will enjoy easy access to local amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate community living. The property is also well-connected to public transport, allowing for effortless travel to nearby towns and cities.

This mid-terrace house presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. With its appealing layout and desirable location, it is sure to attract interest. Do not miss the chance to make this lovely home your own.

****Contact Pinewood Properties for more information and to book a viewing****

Lounge

11'11" x 13'10" (3.64 x 4.24)

This lovely room greets you as you enter the property with its fantastic fitted carpet and cosy fireplace, all complimented by the open plan nature of the downstairs. The uPVC windows and central heating radiators keep this room feeling airy and cosy.

before moving through to;

Dining Area

12'5" x 13'10" (3.8 x 4.24)

The dining area, featuring a lovely fireplace, the same fitted carpet as the lounge and a glass door leading through to the garden.

As we come to;

Kitchen

13'7" x 7'0" (4.16 x 2.15)

The lovely galley kitchen Fitted in 2024 that features wooden floor boards and thin marble styled worktops that are contrasted with the dark blue unit fronts to create a stunning modern space ready for a family to create memories in.

We then move upstairs to;

Bathroom

9'8" x 7'1" (2.97 x 2.18)

The stunning family bathroom, ample space and a uPVC window that has frosted glass for privacy allowing just enough light to fill the space with a soft glow, creating a serene and modern feel to this lovely space. Featuring a bath, wooden flooring, a vanity sink unit with the suspended hand wash basin and low flush wc attached to it. Finally including a large corner shower with tiled splash back surrounding the bottom half of the room.

Moving down the landing we come to;

Bedroom 1

11'11" x 13'10" (3.64 x 4.24)

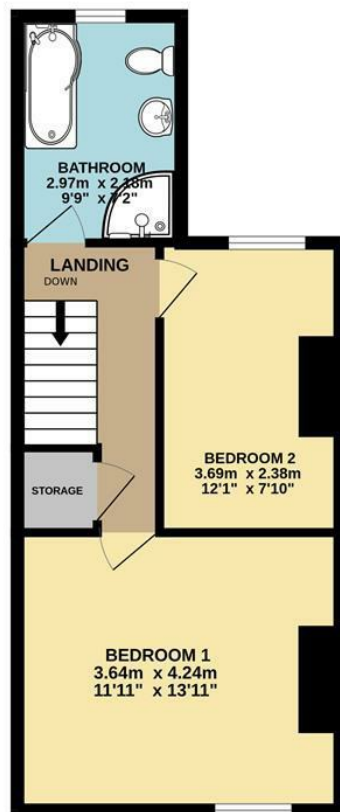
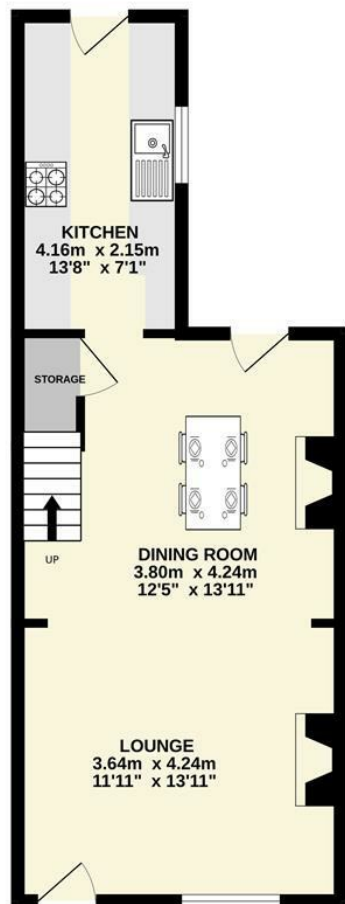
The principal bedroom features a uPVC window, a central heating radiator and a plush fitted carpet, creating a cosy retreat, ready for anyone!

Then we see;



GROUND FLOOR
39.3 sq.m. (423 sq.ft.) approx.

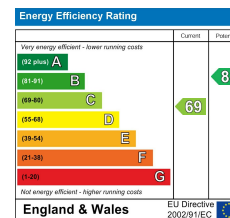
1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 76.0 sq.m. (818 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Bedroom 2

12'1" x 7'9" (3.69 x 2.38)

The second bedroom, featuring a central heating radiator, a plush fitted carpet and a uPVC window overlooking the garden.

Exterior

This property features a rear garden, where you have a mix of a concrete seating area and a grass area with a well sized shed at the end of the garden.

The front of the property features a paving area behind the front fence / gate with planting areas.

General Information

EPC: Rated C

Council Tax Band: A

uPVC double glazing

Total Floor Area: 76.0 sq.m. (818 sq.ft.) Approx.

New Boiler and freshly painted

Tenure - Freehold

A reservation agreement maybe available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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