



Clifton Street, Brampton, Chesterfield, S40 1DQ

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 EPC

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£170,000

P I N E W O O D



Clifton Street Brampton Chesterfield S40 1DQ



£170,000

**2 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - Perfect for first time buyers, couples or investors
- One large modern bathroom, fully tiled with white suite and shaped shower bath
 - Spacious reception room, perfect for entertaining guests
 - Well equipped modern kitchen with space for dining table
- Located in Brampton - sought after suburb with close-by well regarded schools
 - Close to local amenities on Chatsworth Road - for your convenience
- Near public transport, main commuter routes and easy access to Chesterfield town centre and the Peak District
 - Ideal for small families or couples who like space
 - Two double bedrooms, lots of space for your cosy retreats
- Fantastic block paved driveway for up to four cars and extensive rear family sized garden



NO CHAIN - IDEALLY LOCATED FOR FAMILIES...

Nestled in the charming area of Clifton Street, in the sought after suburb of Brampton, Chesterfield, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 892 square feet, the property features two well-proportioned double bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests and a well equipped modern kitchen with space for dining table and integrated appliances.

The layout of the home is thoughtfully designed, ensuring that every inch of space is utilised effectively. The property also boasts a well-appointed modern bathroom with white suite and shaped shower bath, catering to all your daily needs.

One of the standout features of this residence is the ample block paved driveway for up to four vehicles, a rare find in many urban settings. This convenience allows for easy access and ensures that you and your guests can park without hassle. To the rear is an extensive enclosed family sized garden with decking, lawn and patio.

The location in Brampton is particularly appealing, offering a blend of suburban tranquillity while being within easy reach of Chesterfield's vibrant town centre. Residents can enjoy local amenities, parks, schools, Chatsworth Road amenities and access to the Peak District, making it a practical choice for families and professionals alike.

In summary, this end-terrace house on Clifton Street presents an excellent opportunity for those seeking a comfortable home in a desirable area. With its generous living space, convenient parking, and proximity to local amenities, it is a property not to be missed.

****Book your viewing by contacting Pinewood Properties today****

KITCHEN / DINER

11'0" x 18'9" (3.37 x 5.73)

This expansive room features wooden floor boards with white unit fronts creating a modern and sleek feel to the room, lots of space for dining and entertaining guests with ample space for an American fridge freezer. Also featuring a central heating radiator, a sink and drainer underneath the uPVC window that overlooks the rear garden, with rear garden access through the frosted glass door that leads out onto the garden, and finally a 4 ring gas hob, high level oven, grill and extractor.

LOUNGE

12'1" x 15'5" (3.69 x 4.70)

The lounge continues the lovely wooden flooring whilst also featuring a large uPVC window that overlooks the front of the property where a central heating radiator sits beneath it and finally a feature fireplace that accents this lovely room.

BATHROOM

7'10" x 8'7" (2.39 x 2.64)

This lovely bathroom features tiled flooring and walls that create a modern and sleek room with lots of space for your convenience. The room also features a pedestal hand wash basin, a low flush toilet and a L shaped bath with shower above it.

BEDROOM 1

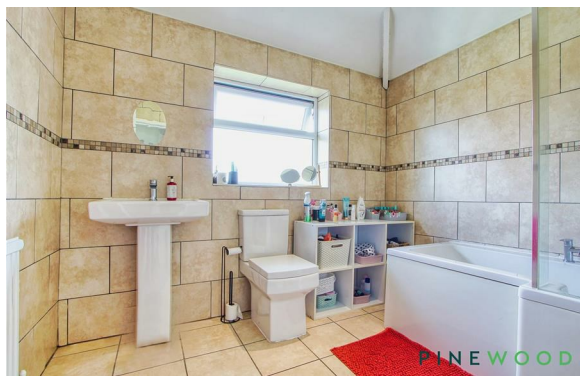
12'2" x 15'5" (3.71 x 4.70)

This double room features a fitted carpet, uPVC window with central heating radiator beneath it and an over-stairs storage cupboard.

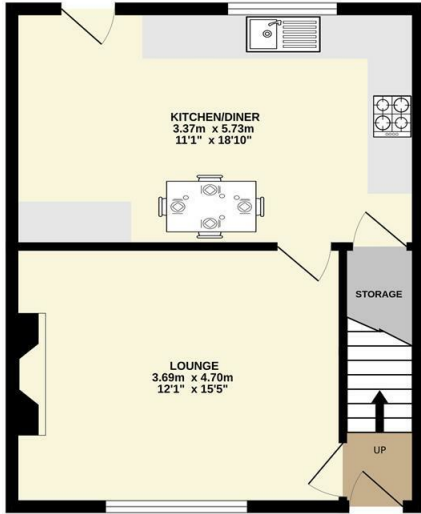
BEDROOM 2

10'11" x 9'10" (3.35 x 3.01)

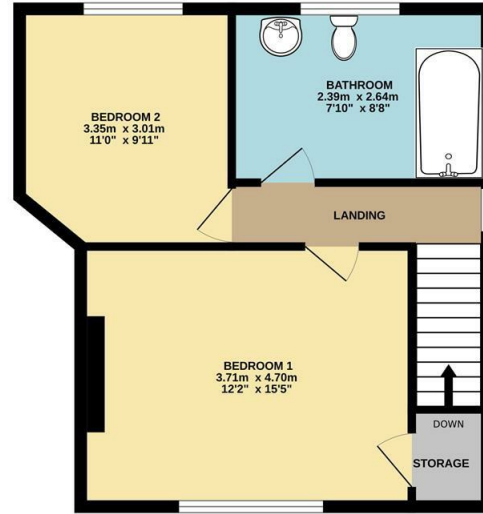
This double room also features a fitted carpet, a central heating radiator and a uPVC window overlooking the rear garden.



GROUND FLOOR
40.0 sq.m. (431 sq.ft.) approx.

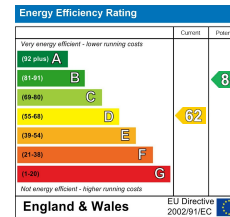


1ST FLOOR
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA : 82.9 sq.m. (892 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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EXTERIOR

This lovely property features a large block paved drive for at least 3/4 cars, a fantastic rear garden with lawn, patio and raised decking at the end of the garden.

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.

GENERAL INFORMATION

EPC: D
Gas Central Heating
uPVC Double Glazing
Council Tax Band: A
No Chain
Total Floor Area: 892.00 sq ft / 82.6 sq m

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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