



Bank Street, Brampton, Chesterfield, Derbyshire S40 1BH



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EPC
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£125,000

PINEWOOD

Bank Street Brampton Chesterfield Derbyshire S40 1BH



£125,000

**2 bedrooms
1 bathrooms
1 receptions**

- FANTASTIC LOCATION WITHIN WALKING DISTANCE TO TOWN CENTRE - ON THE EDGE OF THE PEAK DISTRICT
 - TWO DOUBLE BEDROOMS
 - GROUND FLOOR MODERN SHOWER ROOM
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
 - EASY MAINTENANCE REAR COURTYARD
- ON STREET PARKING TO THE FRONT OF THE PROPERTY
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - FREEHOLD
 - NEUTRAL DECORATION AND FLOORING
 - LOUNGE WITH FEATURE FIREPLACE
- WALKING DISTANCE TO ALL THE AMENITIES THAT CHATSWORTH ROAD OFFERS, BARS, RESTAURANTS, SHOPS AND SUPERMARKETS





NO CHAIN - THE PREFECT HOUSE FOR THE FIRST TIME BUYER OR INVESTOR

LOCATION LOCATION LOCATION... This two DOUBLE bedroom end terraced property is located in the popular residential area of Brampton. Within easy access to various local amenities and all the bars, shops, supermarkets and restaurants on Chatsworth Road and great for access to the Town Centre only a short walk away. Access to the Peak District, M1 motorway, Train Station, College and Hospital and all within easy reach.

The property downstairs briefly comprises; lounge, modern kitchen diner with integrated oven, hob and extractor, rear porch and a modern shower room, upstairs sees two double sized bedrooms. To the rear is a low maintenance enclosed courtyard and to the front there is access to on street parking. uPVC Double Glazing and Gas Central Heating.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINewood PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

Lounge

11'9" x 9'8" (3.59 x 2.95)

Bright and welcoming living space featuring a modern electric fireplace with a stylish wood surround. The room is neutrally decorated, with a large front-facing window and additional glazed panel above the door allowing plenty of natural light to flow in. Finished with soft fitted carpeting, this inviting lounge offers a comfortable and versatile space, perfect for relaxing or entertaining

Kitchen Diner

11'9" x 11'5" (3.59 x 3.48)

Featuring a tiled floor and neutral décor, this well-appointed kitchen is fitted with beech-effect drawers, matching wall and base units, and a complementary laminated worktop with tiled splashbacks. It includes a stainless steel sink with a chrome mixer tap, an integrated oven, four-ring gas hob, and extractor. A UPVC window allows plenty of natural light, and a radiator completes the space.

Ground Floor Shower Room

5'6" x 4'2" (1.68 x 1.29)

Fitted with a corner shower cubicle, low-flush WC, and pedestal hand basin, this practical shower room features tiled flooring, part-tiled walls, and neutral painted décor. A UPVC frosted window provides natural light while maintaining privacy.

Bedroom One

11'9" x 11'5" (3.59 x 3.48)

A spacious double bedroom located to the rear of the property, featuring carpeted flooring, neutral painted décor, a UPVC window, radiator, and built-in storage.

Bedroom Two

11'9" x 9'8" (3.59 x 2.96)

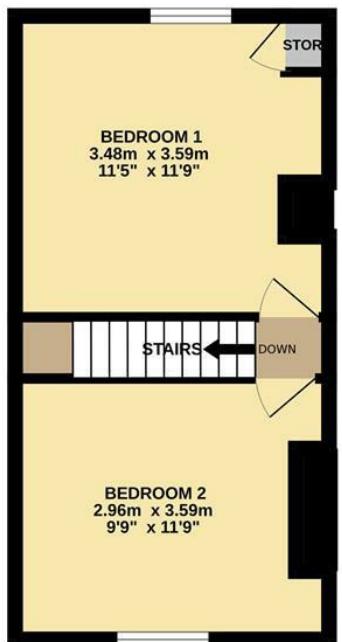
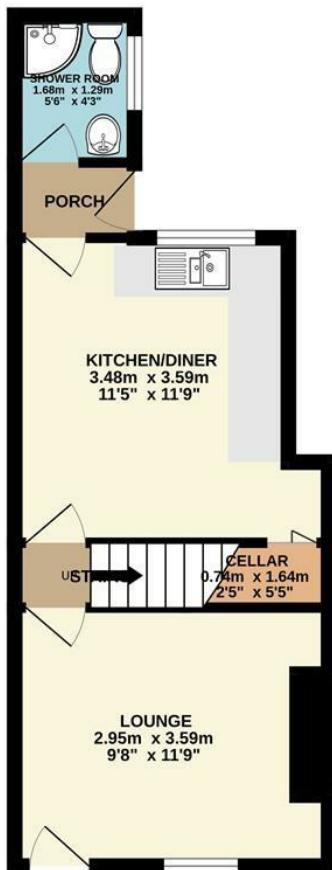
A generous double bedroom to the front of the property, with carpeted flooring, neutral painted décor, a UPVC window, and a radiator.

Exterior

To the rear is an enclosed courtyard, offering a secure and low-maintenance outdoor space. To the front on street parking is available.

GROUND FLOOR
27.5 sq.m. (296 sq.ft.) approx.

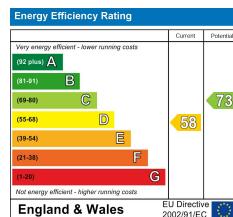
1ST FLOOR
24.7 sq.m. (266 sq.ft.) approx.



TOTAL FLOOR AREA : 52.3 sq.m. (563 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 discrepancy. The floorplan is for guidance only and is not to be relied upon as a plan for 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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Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



ESTAS
WINNER



The Property
Ombudsman

CHESTERFIELD
HIGH STREET
AWARDS
WINNER



FEDERATION
OF INDEPENDENT
AGENTS

GENERAL INFORMATION

EPC Rated D

Tenure - Freehold

uPVC Double Glazing

Gas Central Heating - Combi Boiler

Council Tax Band A

Total Floor Area 563.00 SQ FT / 52.3 SQ M

MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

RESERVATION AGREEMENT MAY BE 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 a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

PINEWOOD