


VINAERA







188 Chatsworth Road

Chesterfield • Derbyshire • S40 2AR

Guide Price £150,000 to £155,000

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Situated on Chatsworth Road in the heart of Brampton, this well-proportioned two double bedroom mid-terrace property offers a practical layout, attractive period features and excellent access to a range of local amenities. Ideal for couples, starter families, professionals and first-time buyers. The property is perfectly positioned close to shops, cafés, bars and other amenities, and is within walking distance of Chesterfield town centre. Excellent transport links to the by-pass, M1, Sheffield City Centre and Matlock make it a convenient and well-connected place to live. Upon entering, a small entrance hallway provides access to the principal reception rooms and stairs rising to the first floor. The front-facing living room is a welcoming space featuring an open chimney breast, offering the potential to create an attractive focal point with the addition of a log burner, or feature fireplace if desired. From the living room, the property flows through into a spacious dining room, providing an ideal area for entertaining or family dining. The dining room also benefits from access to the cellar, offering useful additional storage. To the rear is a modern refitted kitchen, providing ample cupboard space together with integrated appliances. The kitchen continues through to a rear porch, which in turn provides direct access to the garden, creating a convenient connection between the internal and external living spaces. Upstairs, the property offers two well-sized double bedrooms and a family bathroom. The principal bedroom is positioned at the front of the property and benefits from fitted storage, while the second bedroom is located to the rear and includes built-in storage over the stairs. The boiler is also located within the second bedroom. The family bathroom is partially tiled and fitted with a four-piece suite comprising a bath, separate shower cubicle with electric shower, wash basin and WC. Externally, the enclosed rear garden provides a pleasant outdoor space with a walled paved patio immediately adjoining the property, a central lawned area and a further patio seating area at the bottom of the garden. The varied layout offers plenty of scope for outdoor seating, entertaining and enjoying the garden throughout the warmer months. **The property was affected previously by flooding.**


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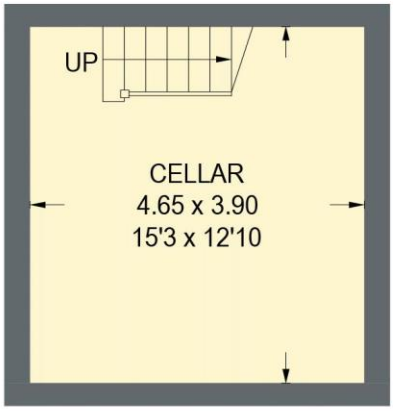


- Two Bedroom Mid-Terraced
- Ideal Start Home /First Time Buyer Property
- Two Large Reception Rooms
- Refitted Kitchen w/ Integrated Appliances
- Two Well Sized Bedrooms
- Four Piece Family Bathroom
- Additional Fitted Storage in Both Bedrooms
- Private South Facing Garden
- Popular Location Close To Amenities & Walking Distance To Town
- EPC Rating: D / Council Tax Band A

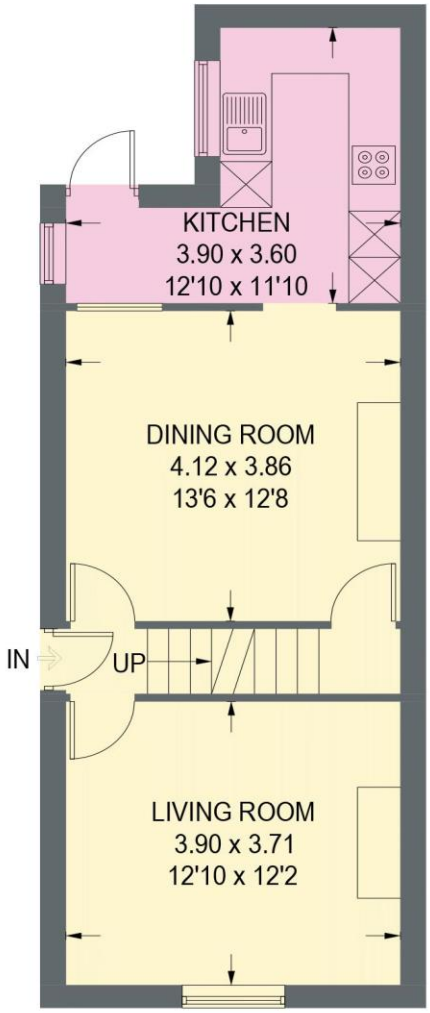


188 CHATSWORTH ROAD

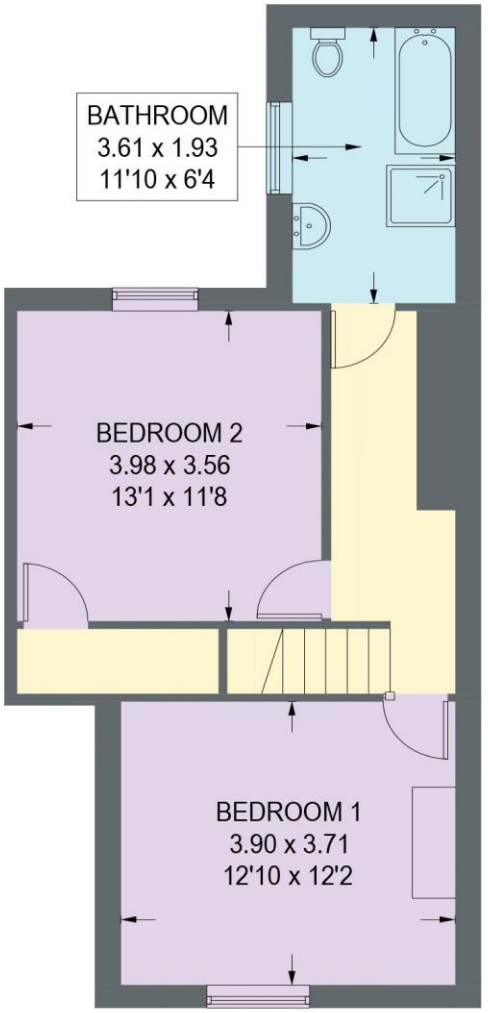
APPROXIMATE GROSS INTERNAL AREA = 109.6 SQ M / 1179.8 SQ FT



Basement
18.1 SQ M / 195 SQ FT



Ground Floor
44.5 SQ M / 478.8 SQ FT



First Floor
47.0 SQ M / 506 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1334681)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535