



## 57 Hope Street, Brampton, Chesterfield, S40 1DG

- PERFECT FIRST TIME BUYER HOME
  - THROUGH LOUNGE DINER
  - TWO GOOD SIZED BEDROOMS
  - DRIVEWAY AND GARAGE
- NO UPWARD CHAIN
  - FITTED KITCHEN
  - LOW MAINTENANCE COURTYARD
  - CALL HUNTERS NOW

**Offers In The Region Of £175,000**

**HUNTERS®**  
HERE TO GET *you* THERE

## ATTENTION FIRST TIME BUYERS & INVESTORS!!

Take a look at this deceptively spacious, NO CHAIN, 2 bedroom semi detached property in the very popular area of Brampton. DRIVEWAY & GARAGE INCLUDED!

Located at the head of a cul de sac with private parking & garage at the property. Its located close to all the great amenities, bars & restaurants on Chatsworth Road and just a short walk to Chesterfield Town Centre & Queens park leisure centre.

The property is very well presented and immaculate inside & out - So MUST BE VIEWED!

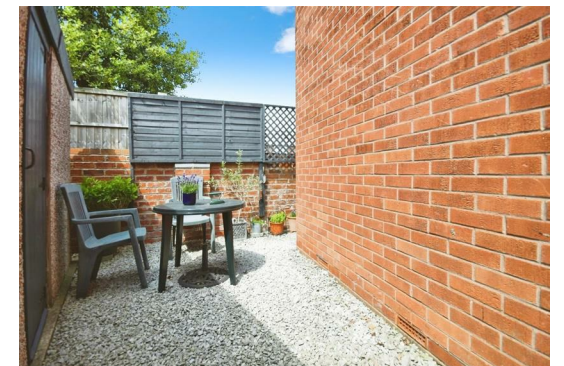
Comprising entrance hall, through Lounge Diner and a fitted kitchen. To the first floor are 2 well proportioned bedrooms and the bathroom.

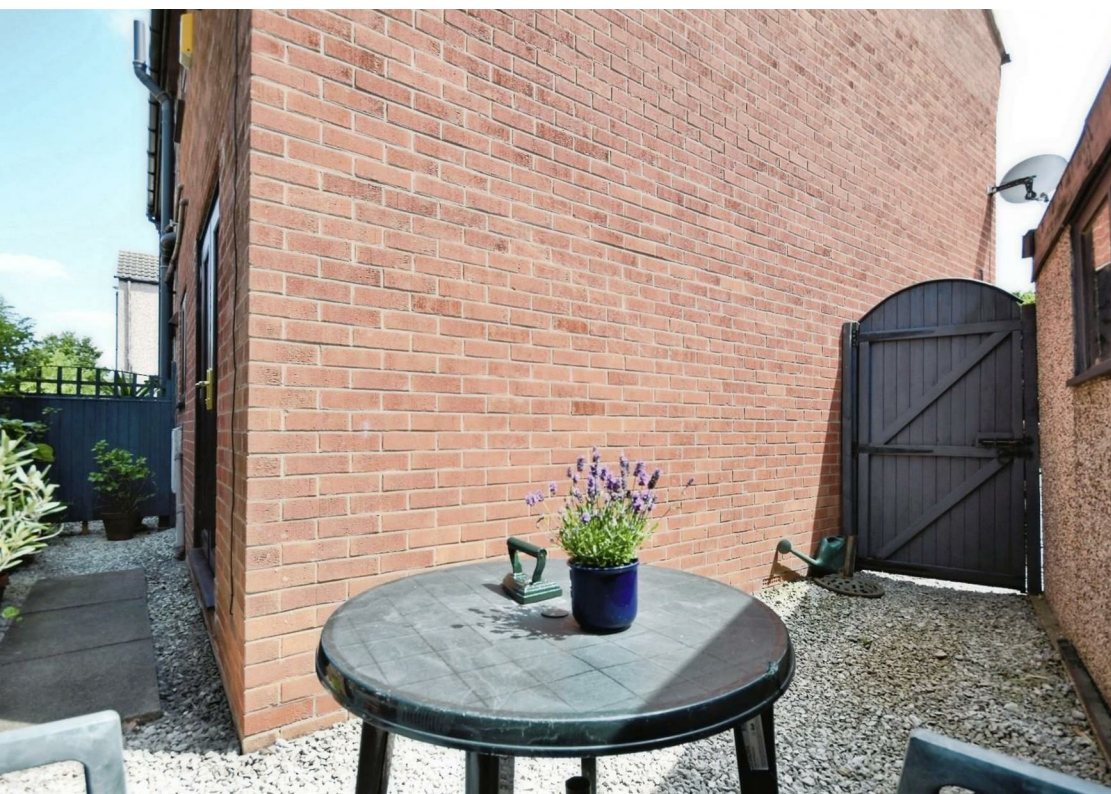
uPVC double glazed & gas central heating.

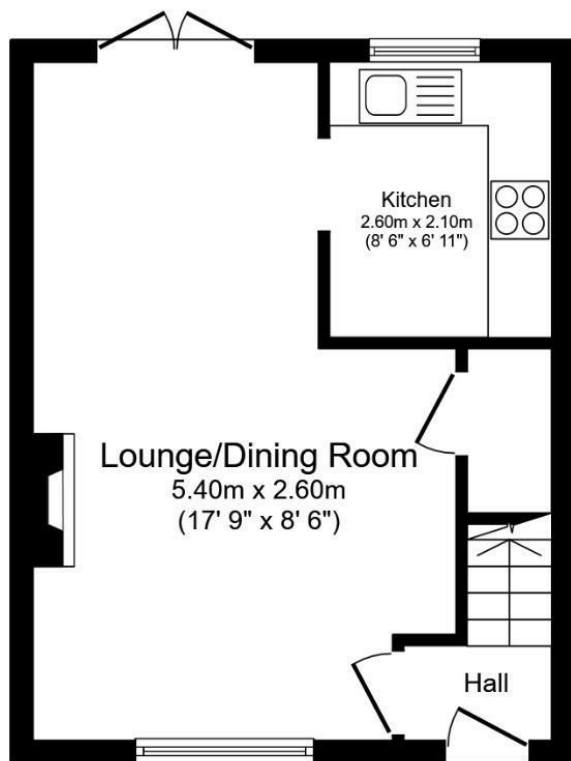
Externally there is a walled front garden and a small private low maintenance courtyard at the rear.

A DELIGHTFUL PROPERTY! - call Hunters to view!

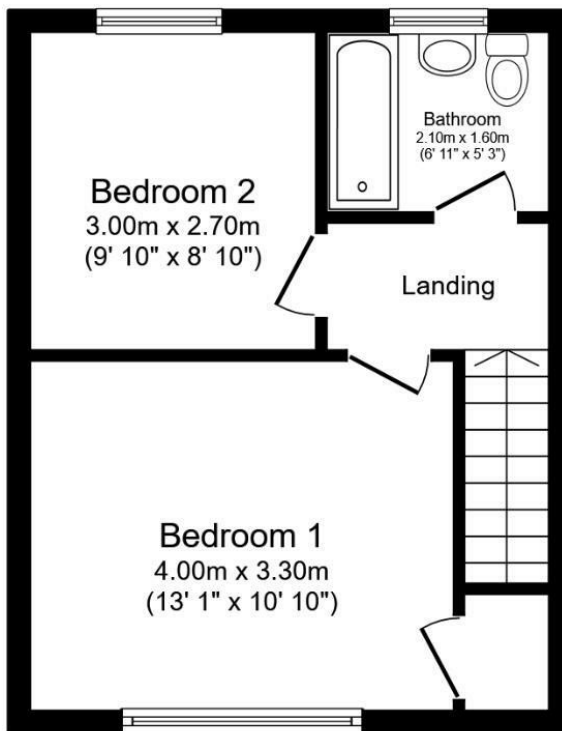
Freehold, Tax Band A, EPC Rating C.







**Ground Floor**  
Floor area 31.4 sq.m. (338 sq.ft.)



**First Floor**  
Floor area 31.4 sq.m. (338 sq.ft.)

Total floor area: 62.7 sq.m. (675 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 87        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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