



39 Wheeldon Crescent, Brimington, Chesterfield, S43 1AH

- THREE BEDROOM
- NO ONWARD CHAIN
- DRIVEWAY PARKING
- SEMI DETACHED HOUSE
- A BLANK CANVAS TO MAKE YOUR OWN
- VIEWING ADVISED!

Offers In The Region Of £100,000

HUNTERS®
HERE TO GET *you* THERE

THREE BEDROOM SEMI DETACHED HOUSE - A BLANK CANVAS TO MAKE YOUR OWN - NO ONWARD CHAIN!

Due to Steel framed construction - cash buyers are preferred as mortgageability will be limited.

The property requires modernisation and refurbishment, offering an excellent opportunity for buyers to create a home to their own specification.

Brimington is a popular village near Chesterfield, offering a convenient mix of local amenities, schools, green spaces and community facilities. With excellent road links to Chesterfield and the M1 motorway, it is ideally positioned for commuters while retaining a peaceful village feel.

The ground floor of the property sees hallway with access to the lounge and spacious kitchen. From the kitchen leads through to the downstairs WC and rear porch with access to the garden.

Upstairs, sees three well proportioned bedrooms, with the principal bedroom benefitting from built in storage space. The property is served by a shower room

Externally, the property benefits from off-road driveway parking. To the rear sees a lawned garden.

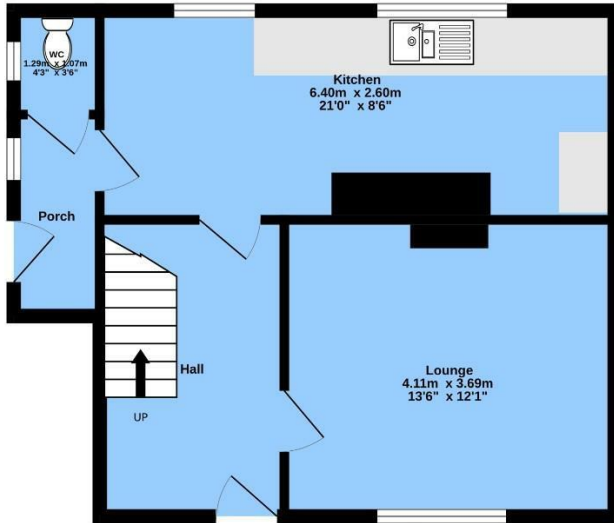
The property requires refurbishment and redoing throughout, making it well suited to buyers looking for a project with the opportunity to modernise and improve the accommodation. With no onward chain, the property is ready for its next owner to put their own stamp on it.

FREEHOLD - COUNCIL TAX BAND A

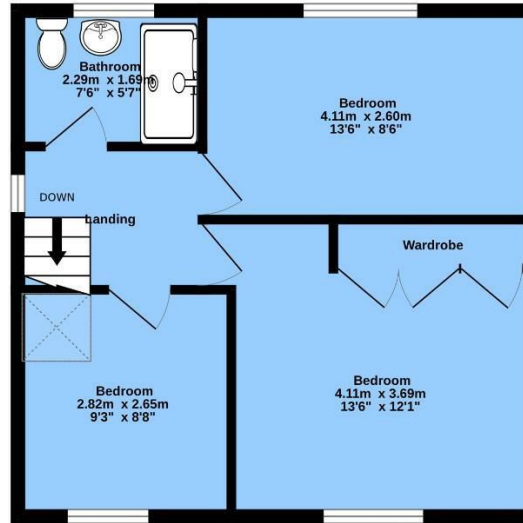




GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.



1ST FLOOR
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (895 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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.



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