



34 Princess Street, Brimington, Chesterfield, S43 1HR

- TWO BEDROOM
- PATIO & LAWN
- READY TO MOVE INTO
- MID-TERRACED
- TASTEFULLY DECORATED
- VIEW NOW

Guide Price £140,000 - £150,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £140,000 TO £150,000

Situated in a popular residential area close to picturesque canal walks, this well-presented two-bedroom terrace offers the perfect opportunity for first-time buyers to step onto the property ladder.

This charming home is ready to move into, having been tastefully decorated throughout and benefitting from a new roof, gas central heating via a combi boiler and double glazing.

Step inside to a cosy front lounge featuring an electric fire, leading to a spacious dining room with access to the cellar below. The modern fitted kitchen comes complete with an integrated fridge and freezer, plumbing for a washing machine, and door out onto the rear garden.

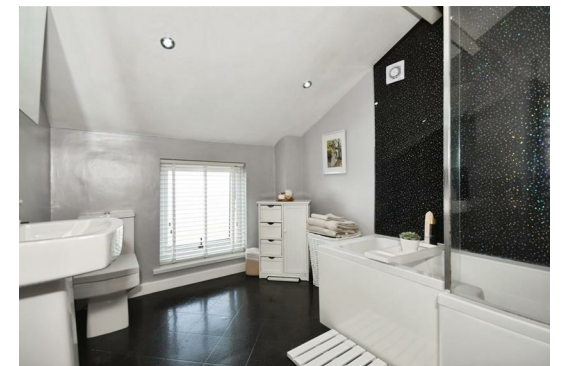
Upstairs, you'll find two bedrooms – the main bedroom offering useful over-stairs storage, while the second bedroom features fitted wardrobes. The contemporary bathroom is finished to a high standard with a shower over the bath.

Outside, the property enjoys a low-maintenance front yard and a delightful enclosed rear garden with a lawn and patio area – perfect for relaxing or entertaining.

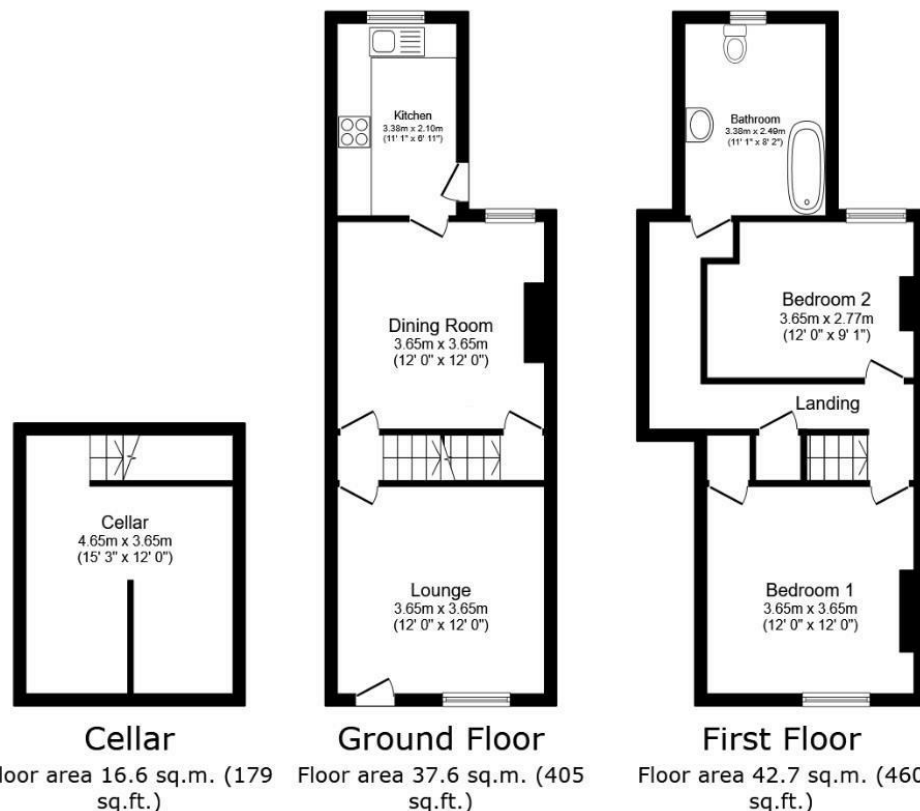
Don't miss your chance to view this fantastic starter home in a convenient location with easy access to local amenities, transport links, and countryside walks.

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!

FREEHOLD | COUNCIL TAX BAND A | EPC RATING D







Total floor area: 96.9 sq.m. (1,043 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



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

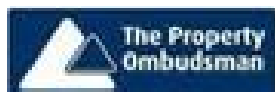
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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