

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

# SOLED

subject to contract



## 47 New Hall Road, Brampton, Chesterfield, S40 1HE

- Modernised 2 bed terraced property
  - 2 Double Bedrooms
  - Rear garden with store
- Close to all Brampton amenities
- New roof in 2020 New boiler 2025
- Lounge, Modern Kitchen & Bathroom to the ground floor
  - GCH - Combi boiler & UPVC double glazed
  - OFFERED WITH NO CHAIN
- Great starter home or investment opportunity
- CALL HUNTERS TODAY

**Offers In The Region Of £130,000**

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Available for viewing now.... & offered with NO CHAIN  
is this very WELL PRESENTED 2 bedroom starter  
home or rental opportunity.

Located to the west of town in the very popular area of  
Brampton is this delightfully presented 2 bed home.

The property has been fitted to a high standard in  
recent years - MODERN BATHROOM & KITCHEN.  
Gas central heating with combi boiler & uPVC double  
glazed.

The accommodation comprises - Lounge with feature  
modern fire, Kitchen with high gloss units, large store  
cupboard, inner hall & ground floor bathroom.

On the 1st floor are 2 double bedrooms both with built  
in storage.

Modern gas central heating system with new boiler in  
2025 - New roof in 2020

Outside sees a rear garden area with lawn & brick built  
store.

Some of our images have been staged as the property  
is now empty.

Council tax Band A. Freehold.

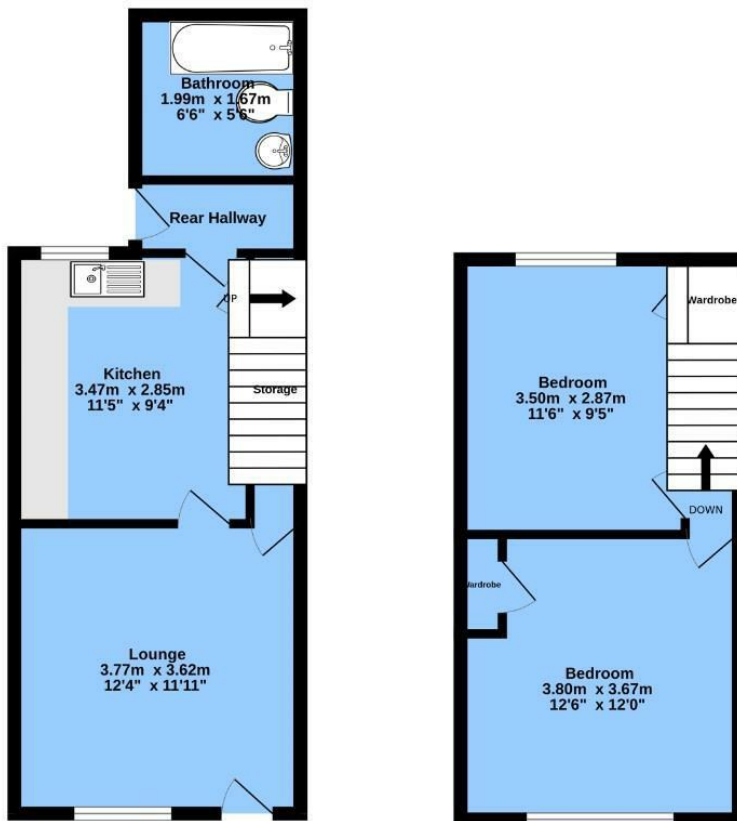
**CALL HUNTERS TODAY!**





GROUND FLOOR  
33.1 sq.m. (357 sq.ft.) approx.

1ST FLOOR  
25.9 sq.m. (279 sq.ft.) approx.



TOTAL FLOOR AREA : 59.0 sq.m. (635 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			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

### 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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
Chesterfield@hunters.com <https://www.hunters.com>