



3 The Crescent, Brimington, Chesterfield, S43 1AZ

- NO CHAIN
- END OF TERRACE
- FRONT & REAR GARDEN

- THREE BEDROOMS
- NEEDS SOME COSMETIC UPDATING
- VIEW NOW

Price £120,000

HUNTERS[®]
HERE TO GET *you* THERE

Located in the very popular area of Brimington is this excellent **THREE BEDROOM** starter home or rental opportunity for a landlord.

The property is available **WITH NO UPWARD CHAIN** - & available for viewings now. **BAND A COUNCIL TAX** - so a really affordable 3 bed!

Although a light refurb is required - the property is priced to sell & offering good scope for improved value. Being an ex-rental property - the property has an EICR & gas safe certificates.

The accommodation comprises:-

GROUND FLOOR - Entrance hall, Fitted Kitchen with Utility area off and a spacious through lounge diner.

FIRST FLOOR - 3 well proportioned bedrooms & the family bathroom. **SUPERB FAR REACHING VIEWS FROM THE FRONT FACING BEDROOMS**

Gas central heating & uPVC double glazed.

Externally there are gardens to the front & **SOUTH FACING** rear.

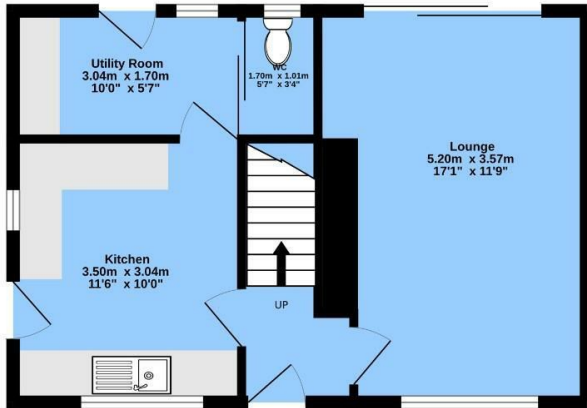
As the property is vacant - Some of the images used have been staged using AI & are for illustrative purposes only.

FREEHOLD
Chesterfield BC band A

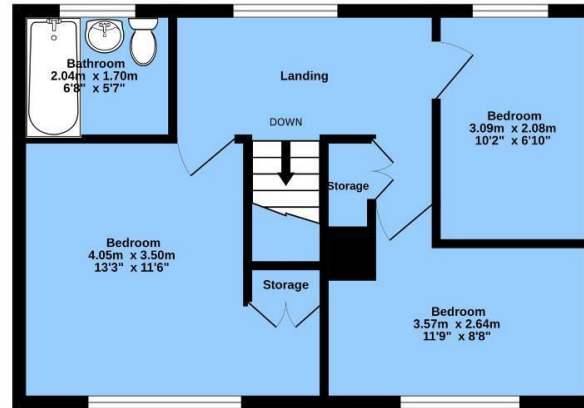




GROUND FLOOR
38.5 sq.m. (415 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA: 77.8 sq.m. (838 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			
(69-80) C			74
(55-68) D		60	
(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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