



25 Sydney Street, Brampton, Chesterfield, S40 1DA

- NO CHAIN
- MID TERRACE
- LOW MAINTENANCE
- 2 DOUBLE BEDROOMS
- POPULAR LOCATION
- READY TO MOVE INTO

Offers In The Region Of £170,000

HUNTERS®
HERE TO GET *you* THERE

***OFFERED WITH NO CHAIN - ATTENTION FIRST
TIME BUYERS - READY TO MOVE STRAIGHT INTO***

**TWO DOUBLE BEDROOM TERRACE IN A HIGHLY
SOUGHT AFTER LOCATION - PRICED TO SELL.**

Situated in within easy reach of Town Centre, walking distance to the "Hub" of Chatsworth Road restaurants, hairdressers, pubs, cafes & more. Catchment area for Brookfield School.

The property comprises:- lounge, kitchen / diner, two bedrooms on the first floor & shower room.

On road parking & low maintenance rear garden.

Gas central heating & uPVC double glazed.

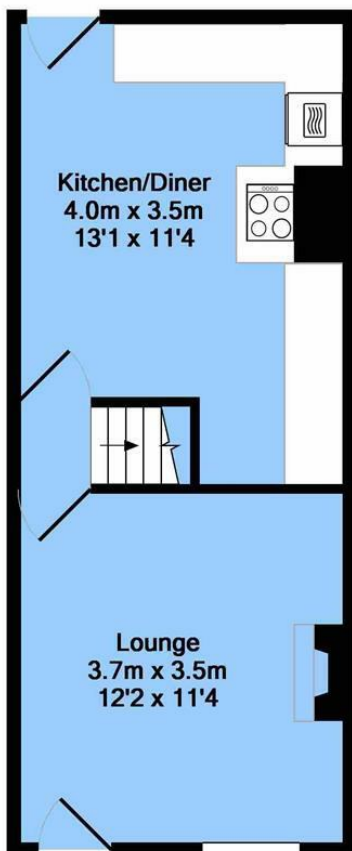
The property has been a rental property in the past & would be ready to rent out again straightaway - we believe you can achieve £750 to £800 per calendar month.

**VIEWINGS AVAILABLE NOW - CALL HUNTERS TO
BOOK!**

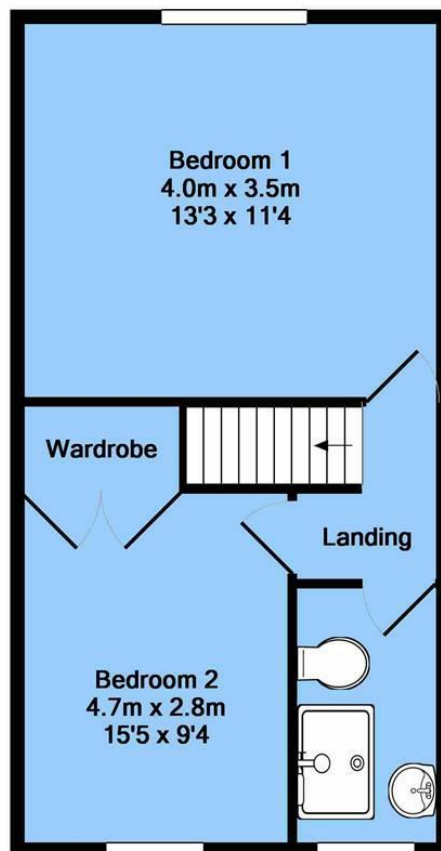
FREEHOD | COUNCIL TAX BAND A







GROUND FLOOR
APPROX. FLOOR
AREA 29.3 SQ.M.
(315 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.9 SQ.M.
(408 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.2 SQ.M. (723 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

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