

SOLD

subject to contract



78 Lansdowne Road, Brimington, Chesterfield, S43 1AY

- NO CHAIN
- DRIVEWAY PARKING
- POTENTIAL RENTAL INCOME OF £900 PCM
- THREE BED SEMI
- GREAT FAMILY HOME
- VIEW NOW

Offers In The Region Of £150,000

HUNTERS®
HERE TO GET *you* THERE

**ATTENTION LANDLORDS - OFFERED WITH NO
CHAIN - WONDEFULY THREE BEDROOM FAMILY
HOME - IDEAL FIRST TIME BUYER PROPERTY!**

Located in the popular residential area of Brimington,
close to village amenities and with great public
transport connections to Chesterfield.

Benefitting from having off road parking, front lawn &
rear garden to make to suit your own living needs.

Inside the property comprises:- entrance hall, lounge /
diner, fitted kitchen, three well proportioned first floor
bedrooms & bathroom / WC.

Gas central heating & uPVC double glazed.

This property is being rented out at £875 per calendar
month - a 7% yield!

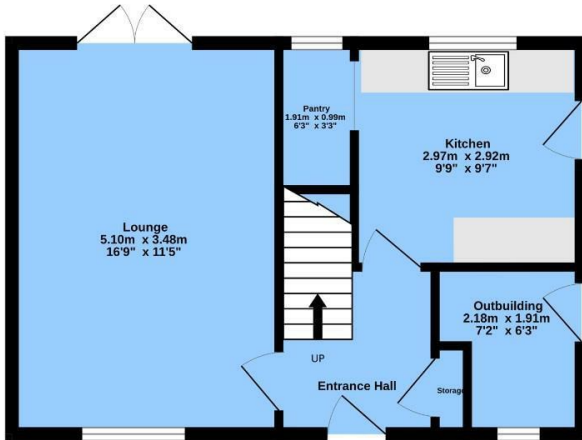
**VIEWING IS A MUST, BOOK YOURS NOW -
VIEWINGS BY APPOINTMENT ONLY!**

FREEHOLD | COUNCIL TAX BAND A

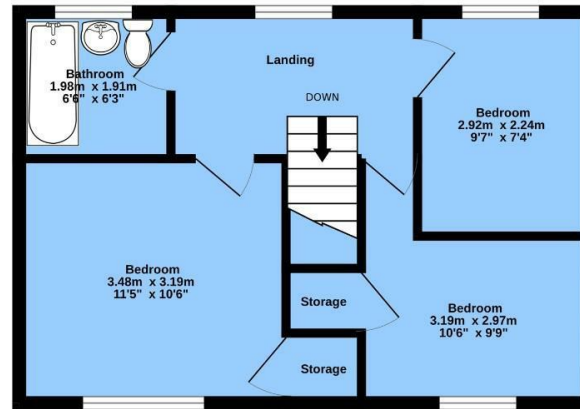




GROUND FLOOR
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA: 75.9 sq.m. (817 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		
(55-68) D		
(39-54) E	45	59
(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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