



73 Brooklyn Drive, Brockwell, Chesterfield, S40 4BB

- NO CHAIN
- SEMI DETACHED
- PRIVATE, WEST FACING GARDEN
- SOUGHT AFTER LOCATION
- TWO BED PLUS ATTIC ROOM
- DOUBLE DRIVE
- IMMACULATE PRESENTED
- VIEWINGS AVAILABLE NOW

Guide Price £240,000 - £250,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £240,000 TO £250,000

THIS TWO BEDROOM PLUS ATTIC ROOM, BAY WINDOWED SEMI DETACHED HOUSE IN A SOUGHT AFTER LOCATION & OFFERED WITH NO UPWARD CHAIN!

Take a look at this STUNNING, MODERN, WELL PRESENTED home situated in a popular location of Brockwell, within catchment area of Outwood Academy Secondary School & Brockwell Primary school, close to all local amenities, within easy reach of Town Centre, walking distance to the "Hub" of Chatsworth Road restaurants, hairdressers, pubs, cafes & more.

Situated to the West side of Chesterfield it gives wonderful access to the Peak District.

The property comprises:- hall, lounge with bay window, MODERN breakfast kitchen & conservatory opening out onto the rear garden.

To the first floor are two bedrooms (one giving access to the attic bedroom) & combined bathroom / WC.

The second floor provides an attic room with eaves storage.

Gas central heating (combi boiler) & uPVC double glazed.

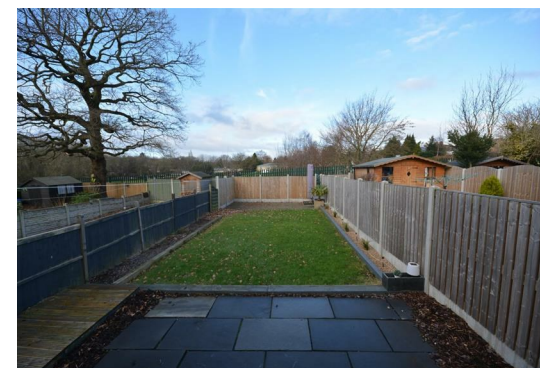
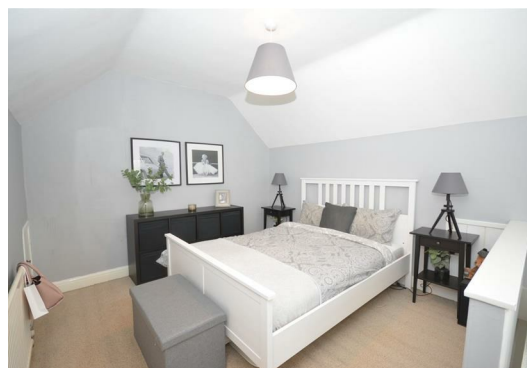
Outside sees a DOUBLE DRIVE & enclosed, private, WESTERLY FACING rear garden.

FREEHOLD.

We understand the council tax band is B under Chesterfield Borough Council.

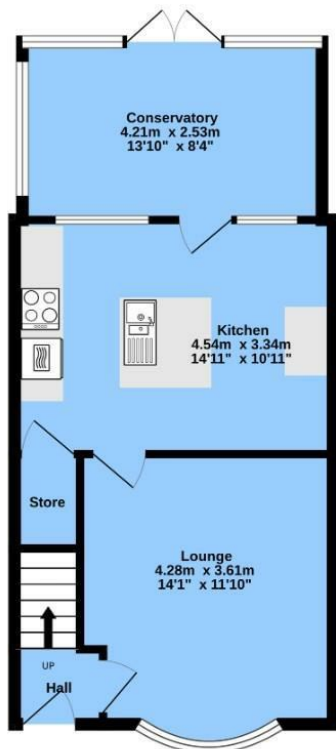
VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS - PHONES ANSWERED 24/7!

EPC NOTE: The property has undergone renovations since the Energy Performance Certificate has been done & we believe that the rating would be higher now.

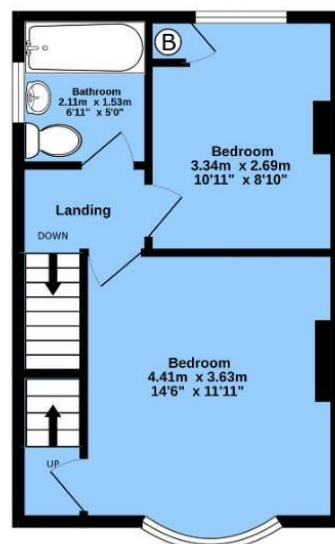




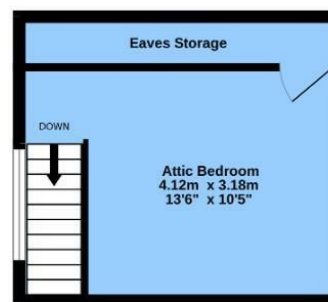
GROUND FLOOR
43.7 sq.m. (470 sq.ft.) approx.



1ST FLOOR
32.5 sq.m. (349 sq.ft.) approx.



2ND FLOOR
18.3 sq.m. (197 sq.ft.) approx.



TOTAL FLOOR AREA : 94.4 sq.m. (1016 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		73
(55-68) D		
(39-54) E	38	
(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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