

**14 BAYCLIFFE DRIVE  
BRAMPTON  
CHESTERFIELD  
DERBYSHIRE S40 1YQ**



**O A £140,000**

**A modern mid terraced two bedroom property within a popular town location.**

Enjoying a convenient town location, this traditional modern brick and tiled town house presents an excellent opportunity for the first time buyer, small family or buy to let investor. The accommodation would benefit from cosmetic updating, but overall provides an easily managed home. There is the benefit of uPVC double glazing and gas fired central heating, together with off street parking and low maintenance garden. Standing on the popular west side of Chesterfield to a cul-de-sac, the house is conveniently placed for nearby schooling, the amenities found on Chatsworth Road and for the towns central shops and other facilities.

Good road communications also lead to the surrounding employment centres, including Sheffield, Matlock and Bakewell.

- Popular residential location
- Modern town house
- Scope for cosmetic updating
- Excellent opportunity
- Two double bedrooms
- Off street parking
- Low maintenance garden
- Viewing highly recommended

## PHOTO GALLERY



## ACCOMMODATION

A uPVC double glazed front door opens to an **entrance porch** which in turn leads to the...

**Sitting room** – 5.88m x 3.61m (19' 4" x 11' 10") maximum, a good sized room with ample space to create a dining area if required. There is a front aspect window, stairs leading off to the first floor, and a useful storage cupboard beneath. As a focal point to the room, a traditional gas fire set above a marble hearth. A door opens off to the...

**Breakfast kitchen** – 3.59m x 2.42m (11' 9" x 7' 11") fitted with a range of modern cupboards, drawers and work surface together with a white 1½ bowl sink unit, integral appliances include a four ring gas hob and under counter oven with extractor hood above. To one wall, a gas fired combination condensing boiler which serves

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

the central heating and hot water systems. There is plumbing for an automatic washing machine and the kitchen looks across the rear gardens with a uPVC door giving external access.

From the sitting room, stairs rise to the first floor **landing**, which has access to the roof void and doors off to the bedroom and bathroom accommodation.

**Bedroom 1** – 3.62m x 2.45m (11' 11" x 8' 1") facing the rear looking across the neighbouring rooftops and towards the town, the Crooked Spire visible.

**Bedroom 2** – 3.16m x 3.60m ( 10' 4" x 11' 10") a larger double bedroom with a front aspect window.

**Bathroom** – fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath with glazed shower screen and mixer shower taps.

## OUTSIDE

To the front of the property a tarmaced car standing, to the rear a paved patio and small garden area currently laid with artificial turf and with a low timber store.

**TENURE** – The property is offered leasehold, original lease length 200 years from 1997, therefore 176 years left to run. The property is subject to a ground rent of £60 per annum, paid twice yearly.

**SERVICES** – All mains services are available to the property which enjoys the benefit of gas fired central heating and uPVC double glazing. No test has been made on the services or their distribution.

**COUNCIL TAX** – Chesterfield Borough Council Band B

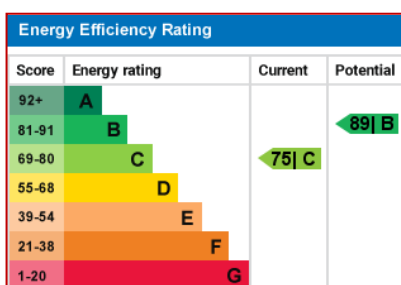
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – Leave Chesterfield on the A619 and proceed along Chatsworth Road. On reaching the traffic lights at the one way system bear right at the lights then proceed across onto Old Road. At the next traffic lights, turn right onto Old Hall Road, then second left onto Manor Road, take the next right staying on Manor Road, Baycliffe Drive is second left and no. 14 can be found identified by the agents For Sale board.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9991

## EPC Graph



Floor Plan - TBC

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