



Peterdale Road, Brimington Chesterfield S43 1JA

welcome to

Peterdale Road, Brimington Chesterfield

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY. A bright, well-presented 3 Bedroom Detached Family Home with a sociable kitchen/diner, comfortable lounge and light porch/conservatory. Finished with a private rear garden and off-road parking.

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Front Yard / Driveway

A neat, welcoming frontage sets the tone for the home, with a practical driveway offering easy off-road parking. The approach feels open and inviting, giving a clear view of the property and creating a pleasant sense of arrival.

Porch / Conservatory

Stepping inside, the porch/conservatory acts as a bright transitional space — a sun-washed spot that softens the move from outdoors to in. With its generous glazing, it's an ideal place to drop coats and shoes or simply enjoy a moment of calm before entering the main living areas.

Kitchen / Diner

The kitchen/diner forms the sociable heart of the home, offering a well-balanced space for cooking, gathering and everyday living. There's ample room for a dining table, making it perfect for family meals or relaxed entertaining. The layout encourages easy movement between preparation and dining zones, with natural light enhancing the sense of space.

Lounge

The lounge provides a comfortable, welcoming retreat — a room designed for unwinding. Its proportions allow for flexible furniture placement, while the connection to the rest of the ground floor keeps it feeling open yet cosy. It's the kind of space that naturally becomes the home's main relaxation hub.

Stairs & Landing

The staircase rises neatly from the ground floor, leading to a bright landing that connects the three bedrooms and bathroom. This central space feels open and airy, helping the first floor flow naturally from room to room.

Bedroom One

Bedroom one is a calm, well-proportioned double room with space for wardrobes and additional furnishings. Its layout lends itself to a restful atmosphere, making it an ideal main bedroom with room to personalise.

Bedroom Two

Bedroom two offers another comfortable sleeping space — perfect as a double, guest room or generous child's bedroom. Its shape and size make it easy to furnish, with good natural light adding to its appeal.

Bedroom Three

Bedroom three is a versatile single room that works beautifully as a child's bedroom, nursery, dressing room or home office. Compact yet practical, it makes excellent use of the available space.

Bathroom

The bathroom serves the first floor with a clean,





functional layout. There's room for a full suite, and the space feels bright and practical — ideal for busy mornings and relaxing evening routines alike.

Rear Garden

The rear garden offers a private outdoor escape, with space for seating, play or planting depending on lifestyle. Whether used for summer dining, gardening or simply enjoying the fresh air, it provides a peaceful extension of the home's living space.

Legal Fees Paid T&cs

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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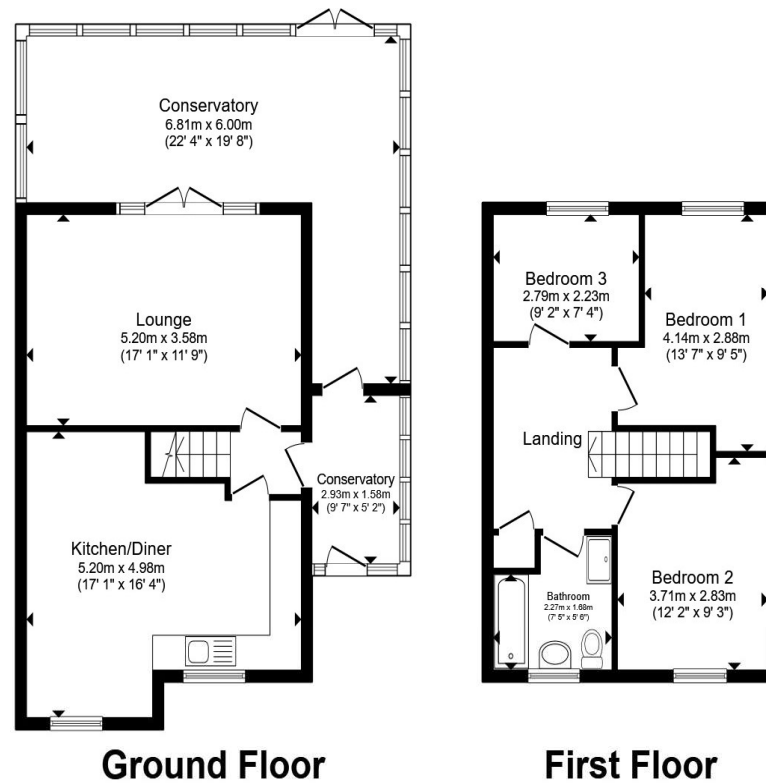
Peterdale Road, Brimington Chesterfield

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- Council Tax Band - B
- Welcoming Driveway
- Modern Kitchen / Diner
- Ample Natural Lighting

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£245,000



Total floor area 119.0 m² (1,281 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
CSF105362 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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