



51 Queen Street, Brimington, Chesterfield, S43 1HS

Offers Around £120,000

- Semi Detached House
- Two Reception Rooms
- TWO Bedrooms
- Gardens
- CASH Buyers only!
- Requires Improvement Throughout
- Kitchen
- Bathroom
- Garage
- No Chain

51 Queen Street, Chesterfield S43 1HS

Two Bedroom Semi-Detached Home Requiring Improvement!

Offered to the market is this TWO bedroom semi-detached property, presenting an excellent opportunity for buyers seeking a project in a well-established and popular residential area.

Conveniently located in Brimington, the property is well placed for a range of local amenities, schools, and transport links, making it a practical and promising investment opportunity.

The accommodation comprises: Lounge, Separate Dining Room, Kitchen and to the first floor, there are TWO Bedrooms and Bathroom.

Externally, the property benefits from gardens to both the front and rear, also with a garage located to the rear via the access only road.

CASH Buyers Only - as requiring improvement throughout, this property is ideal for investors, developers, or buyers looking to create a home tailored to their own style and requirements.

Viewing is by Appointment Only!



Council Tax Band: A



Lounge

13'2" x 12'0"

Dining Room

13'2" x 12'0"

Kitchen

13'7" x 6'11"

First Floor - Landing

Bedroom

13'2" x 12'0"

Bedroom

13'2" x 13'1"

Bathroom

9'4" x 6'11"

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

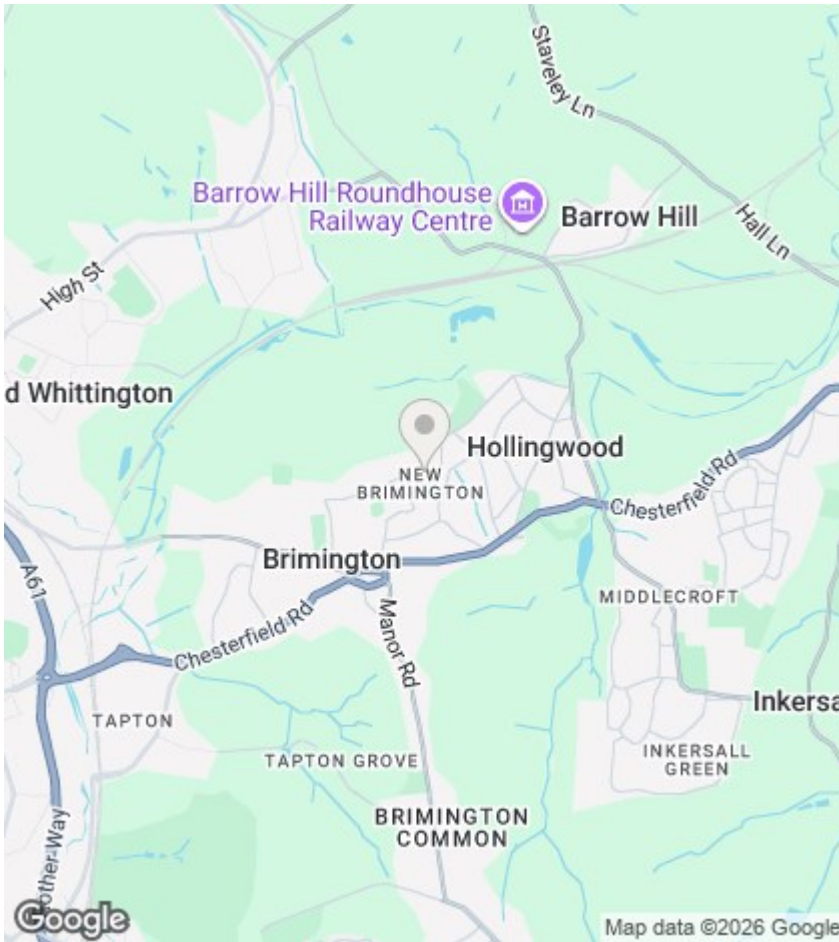
No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.







Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

EPC Rating:

F

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			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Floor area 42.6 sq.m. (459 sq.ft.)



First Floor
Floor area 39.8 sq.m. (429 sq.ft.)

Total floor area: 82.4 sq.m. (887 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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