



# SOLD

subject to contract



## 89 Hunloke Avenue, Chesterfield, S40 2PD

- 3 DOUBLE BED SEMI DETACHED
- NO CHAIN
- Superb location, close to the Town Centre, Queens Park & Leisure Centre
- Brand new kitchen
- Recently redecorated & new flooring
- Large gardens
- On street parking
- Gas central heating & uPVC double glazed
- CALL HUNTERS TO VIEW

**Offers In The Region Of £170,000**

**HUNTERS®**

HERE TO GET *you* THERE

**NO CHAIN - PRICED TO SELL - THIS IS A MUST VIEW - a very spacious 3 bed semi detached recently remodelled and a BRAND NEW KITCHEN!**

**Located in the popular area of Boythorpe and within easy reach of fantastic amenities this 3 DOUBLE BED semi is now available with NO UPWARD CHAIN.**

**The property is located within easy walking distance of Queens Park, Queens Park Leisure Centre and the Town Centre. Also on a bus route & easy access to Peak District, Sheffield & M1 J29.**

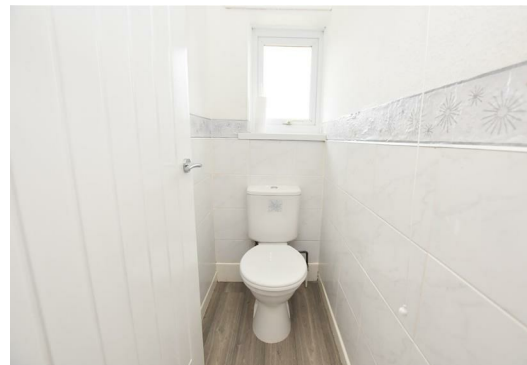
**The ground floor comprises, entrance hall with storage and downstairs WC. Lounge, separate Dining Room and brand new Fitted Kitchen.**

**On the 1st floor are 3 double Bedrooms, Bathroom and a separate WC.**

**Gas central heating & uPVC double glazed.**

**Large inverted corner plot with gardens to front & rear. On street parking with potential to create a drive (subject to permission).**

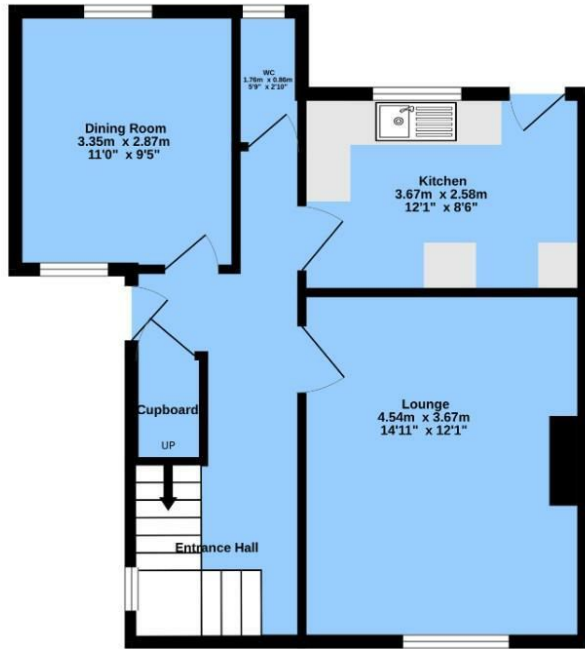
**CALL HUNTERS TO VIEW - FREEHOLD - COUNCIL TAX BAND A**



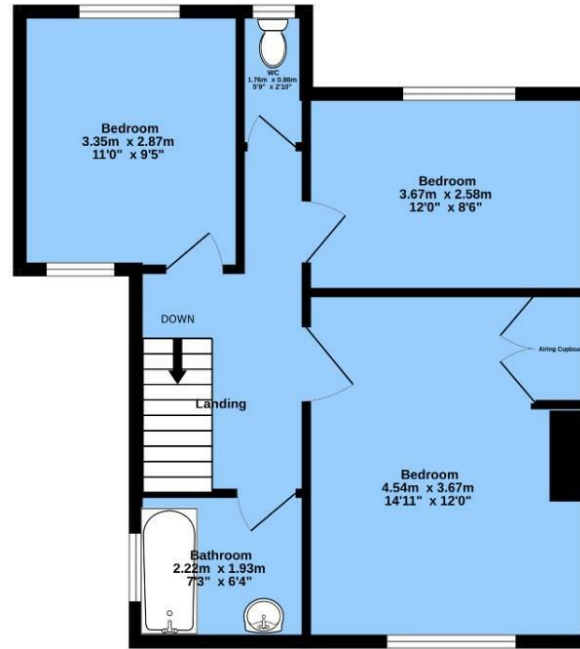




GROUND FLOOR  
48.9 sq.m. (526 sq.ft.) approx.



1ST FLOOR  
48.8 sq.m. (525 sq.ft.) approx.




TOTAL FLOOR AREA : 97.7 sq.m. (1052 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) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | 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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