

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

16 Longshaw Close, Staveley, Chesterfield, S43 3NE

- TWO BEDROOMS
- OPEN PLAN LIVING
- DRIVEWAY PARKING
- SEMI DETACHED
- CASH BUYERS ONLY
- VIEW NOW!

Offers In The Region Of £135,000



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TWO BEDROOM SEMI DETACHED PROPERTY WITH SPACIOUS OUTBUILDING AND DRIVEWAY PARKING - CASH BUYERS ONLY

Situated for good access to local amenities, Poolsbrook Country Park, schools & Chesterfield Town Centre the property is also well placed for the M1 J29A & 30.

Ideally located with easy access to the scenic Trans Pennine Trail, this attractive property offers the perfect blend of convenience and outdoor living. Whether you enjoy walking, cycling, or simply exploring the surrounding countryside, the trail is just moments away, making this an excellent choice for active lifestyles and nature lovers alike.

OPEN PLAN LIVING - The property's ground floor comprises entrance to the porch, downstairs WC and open plan lounge with under stairs storage, kitchen/diner (integrated fridge freezer and dishwasher) with granite worktops throughout, Belling electric range cooker, central island and sliding doors to the patio and rear garden.

On the first floor of the property there are two well proportioned bedrooms and a family bathroom with bath and overhead shower.

Outside, to the front of the property sees offroad driveway parking and garden area with steps up to the front door. Fully fenced, to the rear of the property is a patio area with pathway to the detached tool shed and spacious outbuilding/utility room equipped with cold water and drainage with steps up to the garden space.

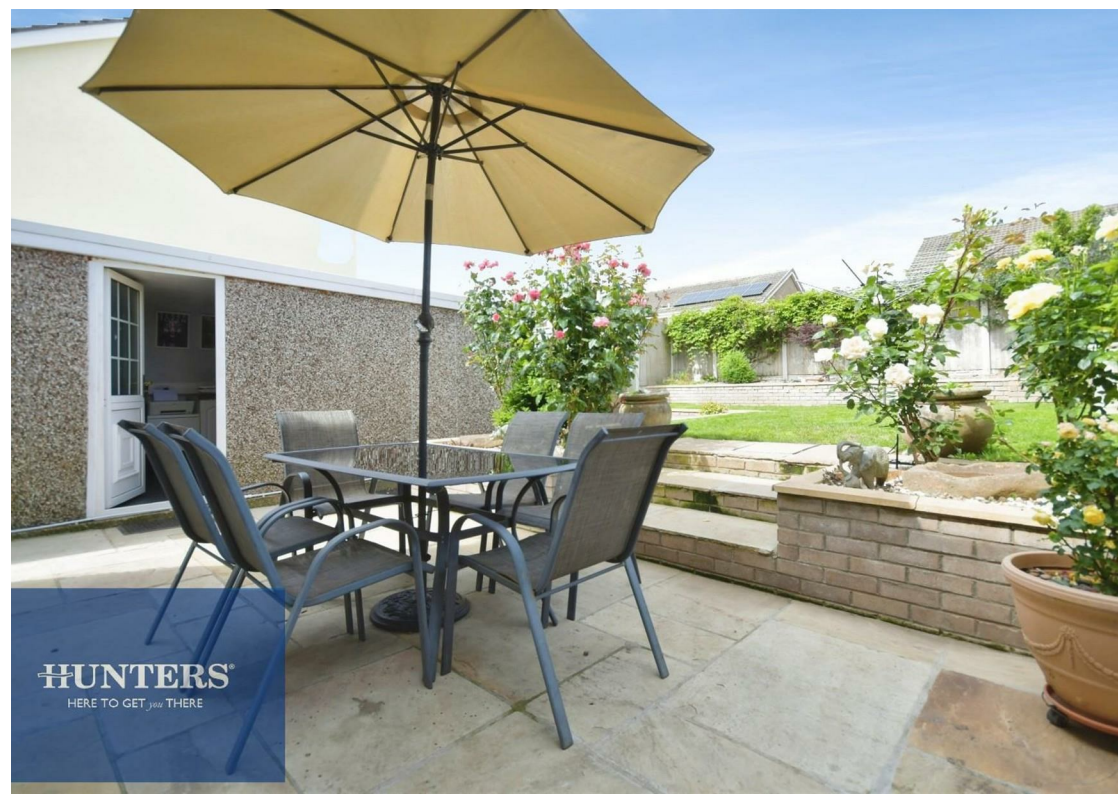
Well presented throughout with engineered oak flooring. Loft access via drop down ladder.

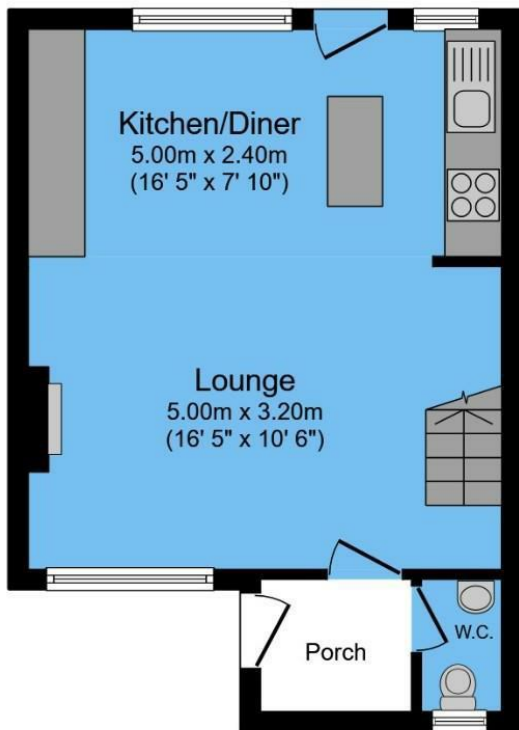
REEMA construction, a recognised non-traditional construction method known for its solid reinforced concrete structure. Prospective purchasers are advised that it is only available to CASH BUYERS for this construction type.

Solar panels fitted front and rear, owned and included in the sale. Gas central heated throughout (NEST thermostat - boiler installed 2025)

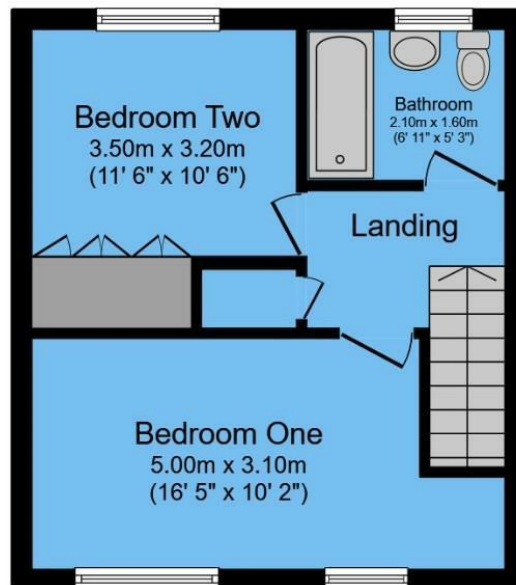
FREEHOLD - COUNCIL TAX BAND A



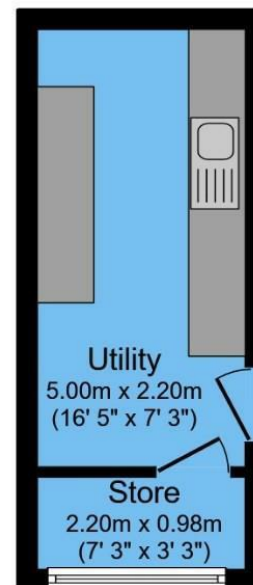




Ground Floor



First Floor



Outbuilding

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	79	81
(55-68) D		
(39-54) E		
(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

Total floor area 70.8 sq.m. (762 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).

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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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