



23 Loundeswood Avenue, Newbold, Chesterfield, S41 8BJ

- THREE BEDROOMS
- NO ONWARD CHAIN
- DRIVEWAY PARKING & SPACIOUS GARDEN
- SEMI DETACHED HOUSE
- PERFECT FOR FIRST TIME BUYERS & GROWING FAMILIES
- AVAILABLE TO VIEW NOW!



Offers In The Region Of £170,000

**THREE BEDROOM SEMI DETACHED PROPERTY -
OFFERED WITH NO ONWARD CHAIN - GOOD SIZED
PLOT - AFFORDABLE FAMILY HOME!**

Situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within catchment areas of Outwood Academy & St Mary Catholic High School.

A BLANK CANVAS TO MAKE YOUR OWN - this three-bedroom home offers spacious and practical accommodation, making it an excellent choice for first-time buyers, growing families, or those looking to downsize without compromising on living space.

This properties ground floor comprises entrance hall through to spacious lounge area, leading through to an open plan kitchen/diner with patio doors leading out to the rear garden.

Upstairs, sees three well proportioned bedrooms, all served by a family bathroom with bath and overhead shower.

Externally, the property benefits from a tarmac double driveway to the front of the property. To the rear, there is a generous enclosed garden as well as a useful brick-built storage shed.

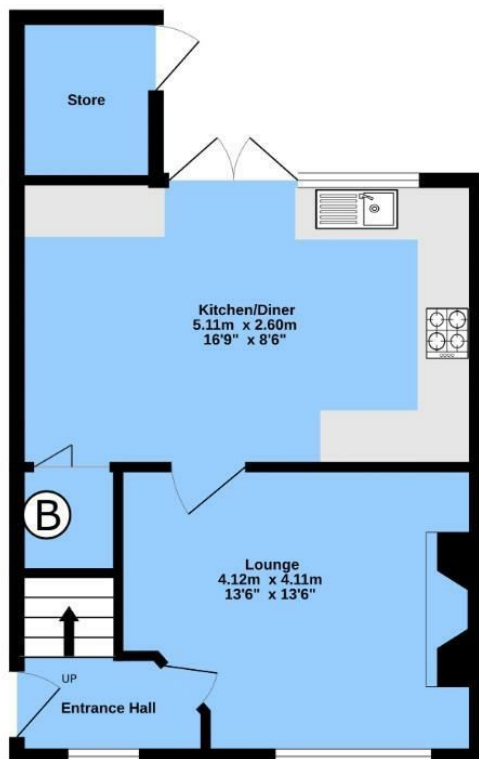
Additional features include UPVC double glazing and a combi boiler conveniently located in the understairs storage cupboard.

FREEHOLD - COUNCIL TAX BAND A

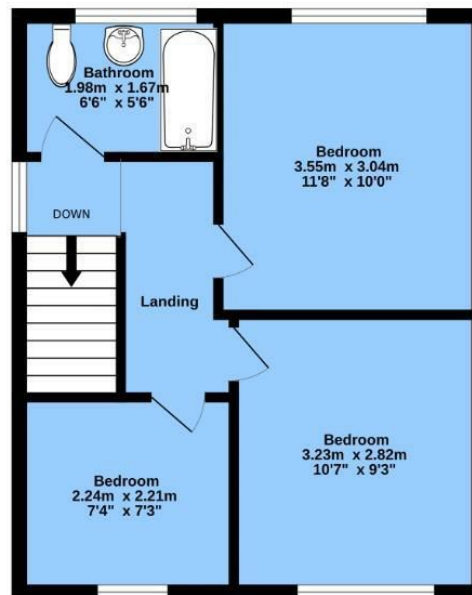




GROUND FLOOR
38.1 sq.m. (411 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 74.1 sq.m. (798 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) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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

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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