



54 Somersby Avenue, Walton, Chesterfield, S42 7LY

- SPACIOUS LIVING SPACE
 - FITTED KITCHEN
- THREE PIECE SUITE BATHROOM
- WELL MAINTAINED REAR GARDEN
- GREAT FOR FIRST TIME BUYERS
- TWO GOOD SIZED BEDROOMS
 - DRIVEWAY PARKING
 - CALL HUNTERS NOW

Offers In The Region Of £190,000

HUNTERS®
HERE TO GET *you* THERE

Take a look at this deceptively spacious TWO BEDROOM MID TOWN HOUSE - in a great location.

Located in a popular estate to the West of the Town centre - **HIGHLY SOUGHT AFTER LOCATION** close to local amenities & out towards the Peak District & Matlock.

Entering the property you will find the porch which has storage and gives entrance to the lounge. The open plan lounge dining area has storage under the stairs and a lovely open flow. The kitchen has fitted cabinets, worktops with integrated oven and hob with space for a fridge freezer and washing machine. Access is given to the rear garden area.

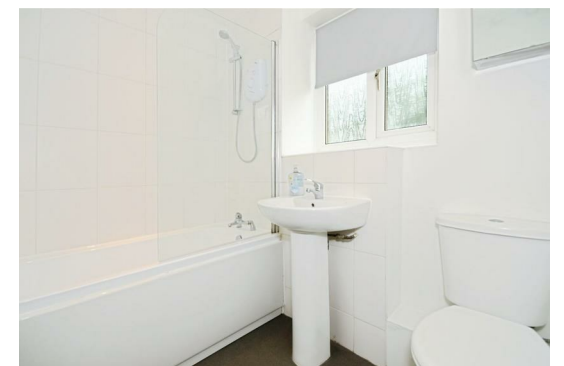
On the 1st floor the main bedroom is located to the front of the property with the second double to the rear. The fitted bathroom has a white 3 piece suite with a shower over the bath and a large store cupboard.

The property has gas central heating with a combination boiler, and double glazing throughout.

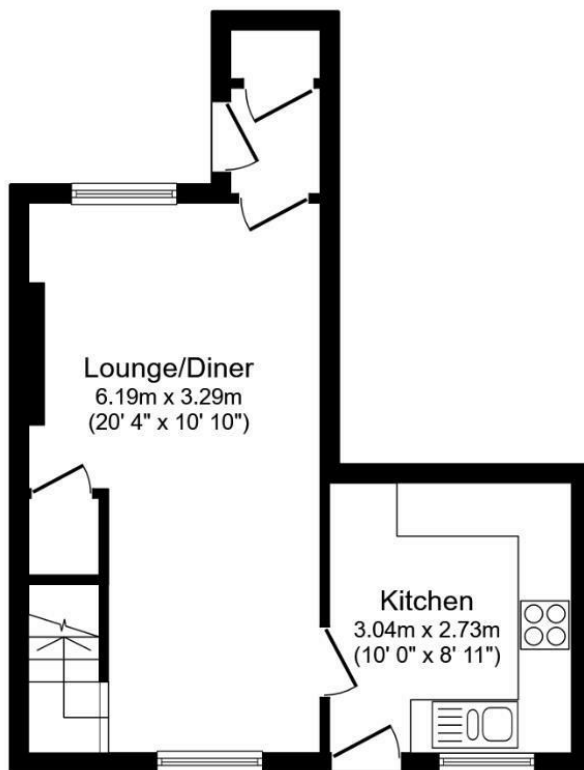
Externally the property has off street parking to the front of the property with a lawned area. To the rear the enclosed garden has a lawn area, patio and shed for storage.

Call Hunters to view now!

Freehold, Tax Band B, EPC Rating C.

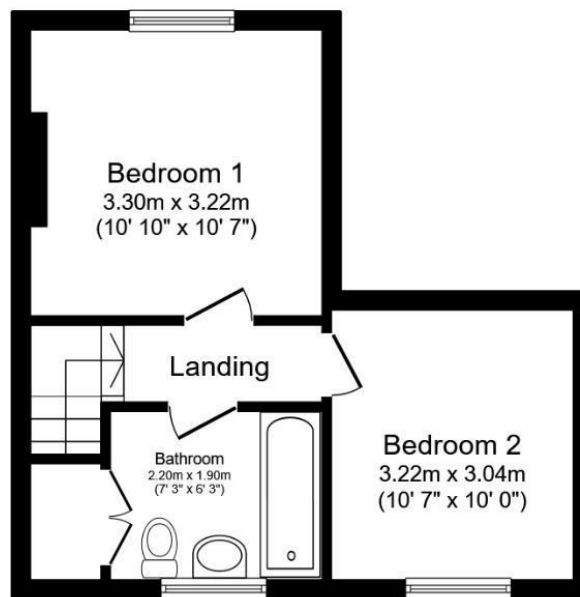






Ground Floor

Floor area 30.9 sq.m. (333 sq.ft.)



First Floor

Floor area 29.0 sq.m. (312 sq.ft.)

Total floor area: 59.9 sq.m. (645 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

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.



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		88
(81-91) B		
(69-80) C	70	
(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

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