

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**69 Salisbury Avenue, Newbold, Chesterfield, S41 8PQ**

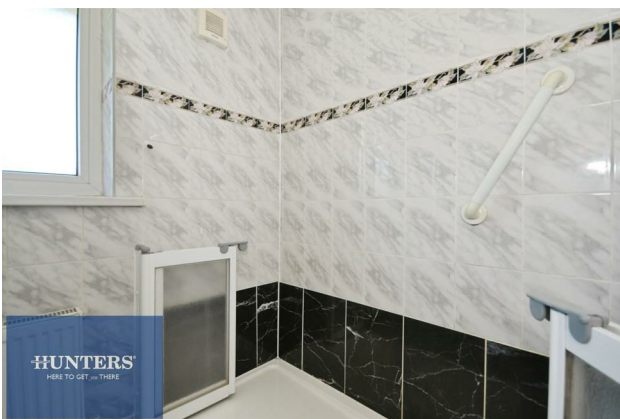
**Offers In The Region Of £200,000**



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## Property Images





**THREE BEDROOM SEMI DETACHED HOUSE - A FAMILY HOME READY TO MAKE YOUR OWN  
- OFFERED WITH NO CHAIN!**

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.

**PRICED TO SELL - A PROPERTY TO PUT YOUR OWN STAMP TO & INCREASE VALUE!**

The property comprises:- entrance hall, dual aspect lounge / diner, dining room with understairs store, kitchen with door out onto the rear garden.

On the first floor are the three well proportioned bedrooms, wet room & separate WC.

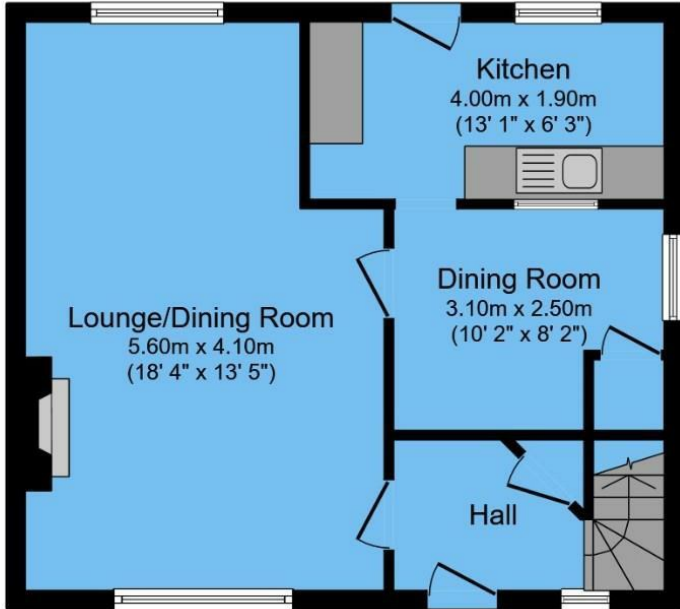
Gas central heating (Ideal combi boiler), owned solar panels provide energy-efficient, low-maintenance power generation for the home, helping to reduce electricity costs and improve overall running efficiency. A valuable addition to the property, they also support a more sustainable lifestyle and may enhance long-term appeal for environmentally conscious buyers.

Externally there is a double drive & good sized, private rear garden with patio & lawn areas.

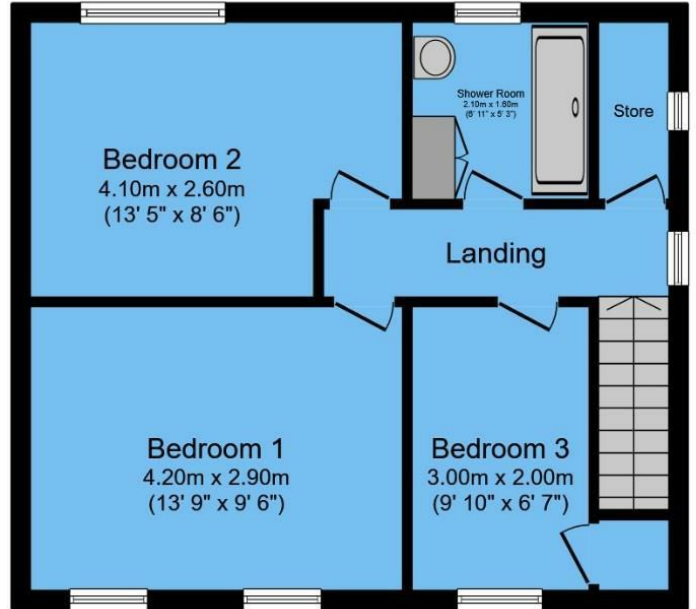
**VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOURS!**

**FREEHOLD | COUNCIL TAX BAND B**

**PLEASE NOTE:** this property has been virtually staged for marketing purposes.



**Ground Floor**



**First Floor**

Total floor area 92.2 sq.m. (993 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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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>		65	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

