



## 112 Station Road, Brimington, Chesterfield, S43 1LN

- EXTENDED THREE BED SEMI
- CORNER PLOT
- LOW RUNNING COST - EPC B
- GARDENS TO THREE SIDES
- DRIVEWAY PARKING
- SUPERB LOCATION
- SOLAR PANELS - OWNED
- VIEW NOW

**Offers In The Region Of £200,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Extended three bedroom semi detached house situated on a corner plot with gardens to the front, side & rear & plenty of driveway parking to the side.

**SOLAR PANELS ARE OWNED - SUPERB ENERGY EFFICIENCY & LOW RUNNING COSTS HERE at this SUPERB THREE BED SEMI.**

**Beautifully presented - MODERN KITCHEN!**

The property comprises: - entrance hall, spacious lounge with log burning stove, separate dining room, downstairs WC & kitchen extension.

Three first floor bedrooms & combined shower / WC.

Gas centrally heated (new boiler 2025) & all uPVC double glazed windows.

**EXCELLENT STARTER / FAMILY HOME.**

Ideally situated close to local amenities & ideal for access to Chesterfield / Sheffield.

Situated the East side of Chesterfield, Brimington, is a popular location within a great community, close to country walks, Chesterfield Royal Hospital, situated close to amenities with good bus links & easy access to Chesterfield.

**FREEHOLD | COUNCIL TAX BAND A**

**DONT MISS OUT - ARRANGE YOUR VIEWING NOW!**

Solar panel info; The solar panels are OWNED & ownership will be transferred to the new owners. We understand that the energy generated is free to use & any excess is sold back to the grid - with an estimated £1,860 pa in income in the last year. Prospective purchasers must make enquiries into all the details to confirm the exact deal on offer as these details here have not been verified.





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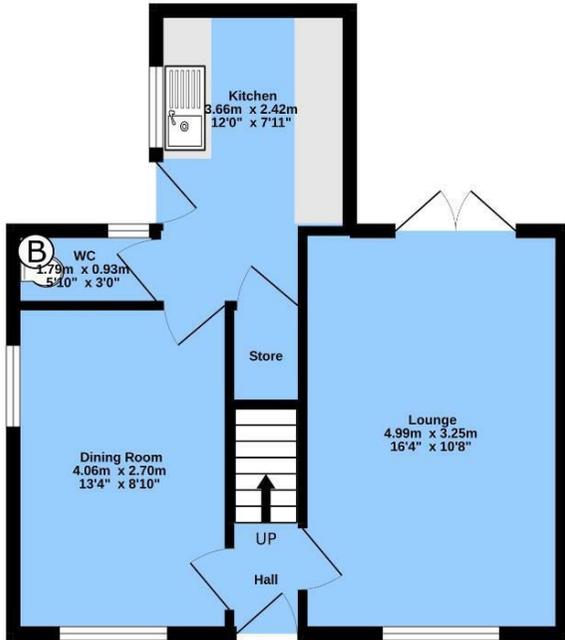


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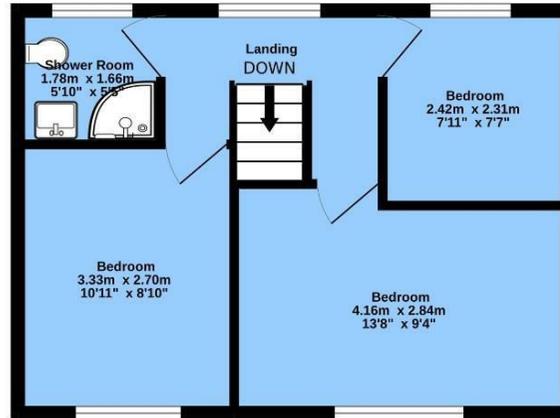


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GROUND FLOOR  
40.8 sq.m. (440 sq.ft.) approx.



1ST FLOOR  
34.2 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 75.1 sq.m. (808 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>			<b>95</b>
(81-91) <b>B</b>		<b>84</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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