



## 36 Houfton Road, Bolsover, Chesterfield, S44 6BW

- SPACIOUS SEMI DETACHED HOUSE
- LOUNGE WITH LOG BURNER
- 3 PIECE SUITE BATHROOM
- OFF STREET PARKING
- MODERN KITCHEN DINER
- 3 GOOD SIZED BEDROOMS
- SOUTH FACING GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £180,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Welcome to this SPACIOUS, WELL PRESENTED, THREE BEDROOM SEMI DETACHED HOUSE.

Situated on a generous sized plot with 893sqft of accommodation over the two storey house. Located in Bolsover, ideally situated for Bolsover Secondary School, easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village plus the famous Bolsover Castle.

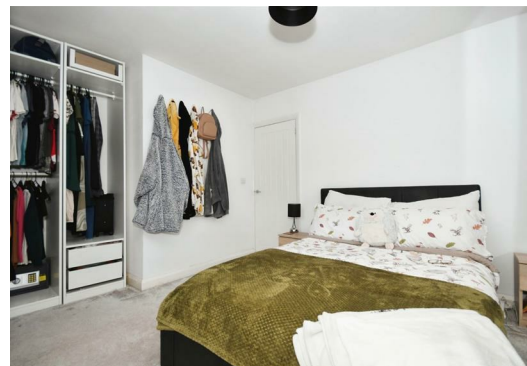
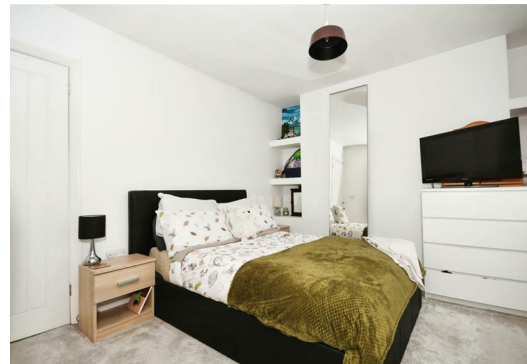
As you enter this property, you will find the modern kitchen diner, spacious lounge with fireplace, and conservatory with flat roof.

The first floor comprises of three well proportioned bedrooms and a three piece suite bathroom.

Well maintained SOUTH FACING rear garden. Off road parking to the front with an integral single garage.

Don't miss out on viewing this property, call Hunters now!

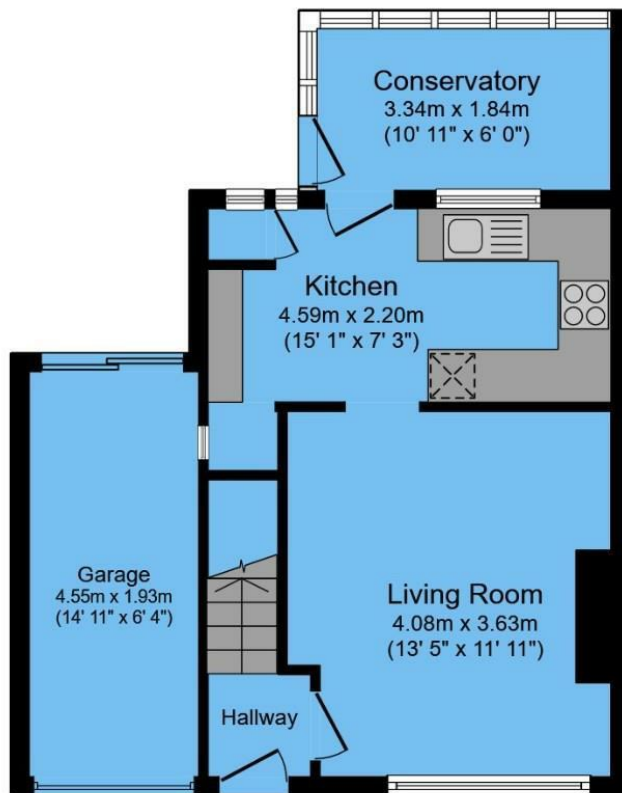
Freehold, Tax Band A, EPC Rating D.



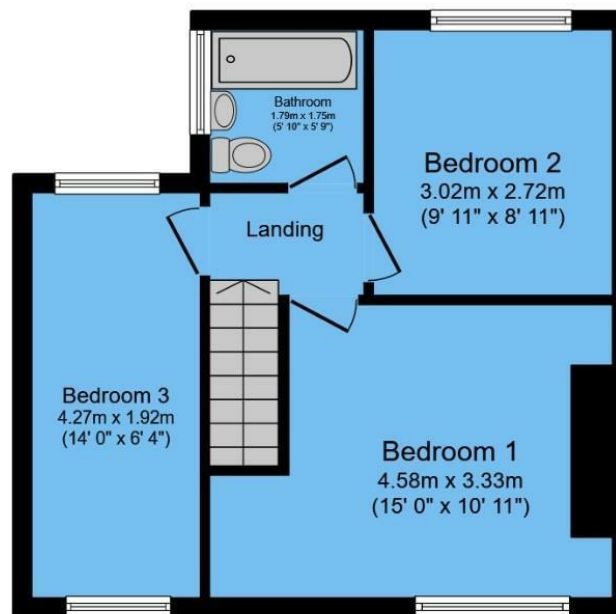








**Ground Floor**



**First Floor**

Total floor area 84.5 sq.m. (910 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.



## 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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

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