

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**90 Foljambe Avenue, Walton, Chesterfield, S40 3EX**

- NO CHAIN
- GROUND FLOOR EXTENSION
- DRIVEWAY PARKING
- DETACHED GARAGE
- THREE BED SEMI
- PUT YOUR OWN STAMP TO
- PRIVATE GARDEN
- VIEW NOW

**Offers In The Region Of £260,000**



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

**EXTENDED FAMILY HOME OFFERED WITH NO CHAIN** - 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.

Take a look at this three bedroom semi detached house, comprising:- entrance porch, entrance hall, bay windowed sitting room, open plan kitchen / diner with double doors into the lounge ground floor extension with patio doors onto the rear garden.

The first floor has two double bedrooms, a single bedroom & good sized family bathroom.

**\*A GREAT LOCATION - WONDERFUL HOME TO MAKE YOUR OWN & PUT YOUR OWN STAMP TO\***

Externally the home has a front lawn, driveway parking, detached garage & private, enclosed rear garden.

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

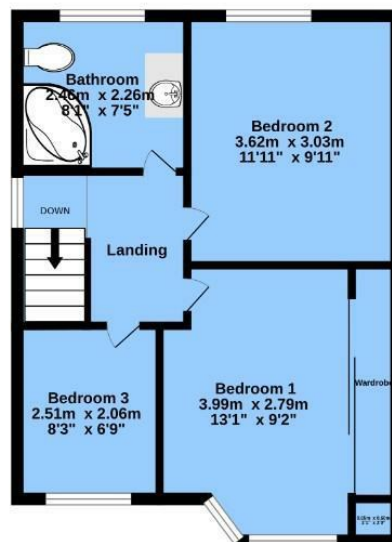
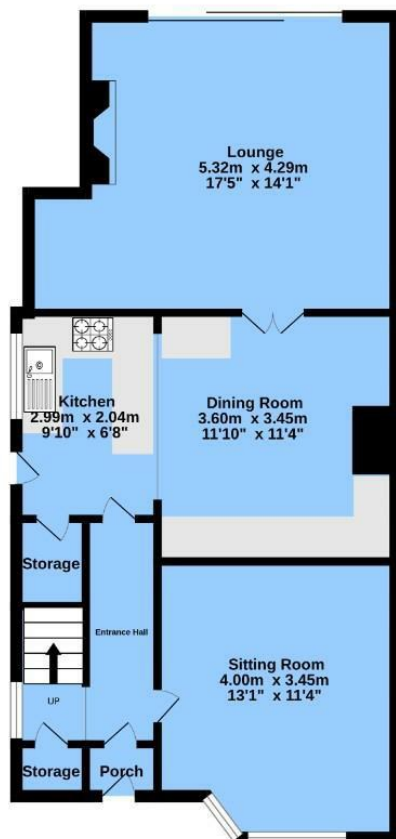
**FREEHOLD | COUNCIL TAX BAND B**





GROUND FLOOR  
59.6 sq.m. (642 sq.ft.) approx.

1ST FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 99.6 sq.m. (1072 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>                          |                         |           |
| (81-91) <b>B</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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