



HUNTERS
HERE TO GET *you* THERE

8 Rose Gardens, Arkwright Town, Chesterfield, S44 5DU

- Superb 3 bed semi detached property with cul de sac location
- Popular village spot in semi rural area - yet minutes from M1 J29a & Chesterfield
- Entrance hall, Downstairs WC
- 3 bedrooms & family bathroom
 - Driveway parking
- MUST BE VIEWED!
- Fitted Kitchen, Lounge with French doors onto the garden
 - GCH & uPVC double glazed
 - Superb rear garden & patio area

Offers In The Region Of £210,000

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Take a viewing at this superb start home! Its a very well presented 3 bed room semi detached - all modern and low maintenance!

Viewing is highly recommended.

Located in the popular village or Arkwright, close to the NHS Royal Hospital, M1 J29a & surrounded by countryside.

Internally the accommodation comprises an entrance hall giving access to all the downstairs rooms & having a WC off. The fitted kitchen offers ample storage & space for appliances alongside the integrated cooking appliances.

The lounge has French door that open onto the fantastic garden and has a handy storage cupboard under the stairs.

To the first floor are 3 bedrooms & the family bathroom.

Upvc double glazed & gas central heating.

Driveway & extra communal parking available.

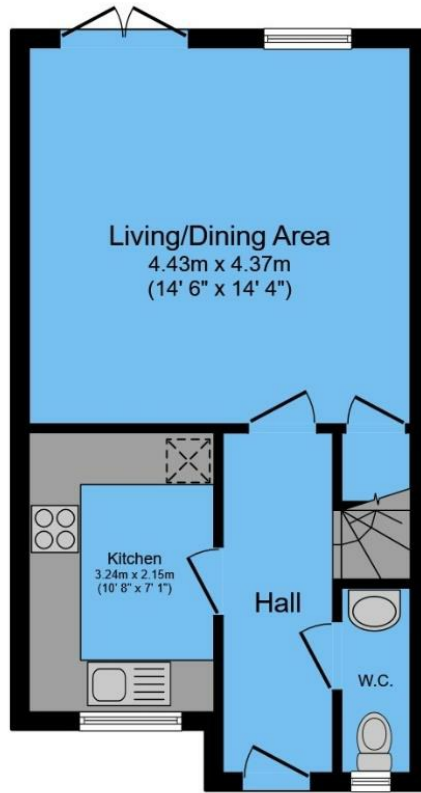
At the rear is a delightful garden with low maintenance false turf and attractive raised borders.

CALL HUNTERS TODAY!

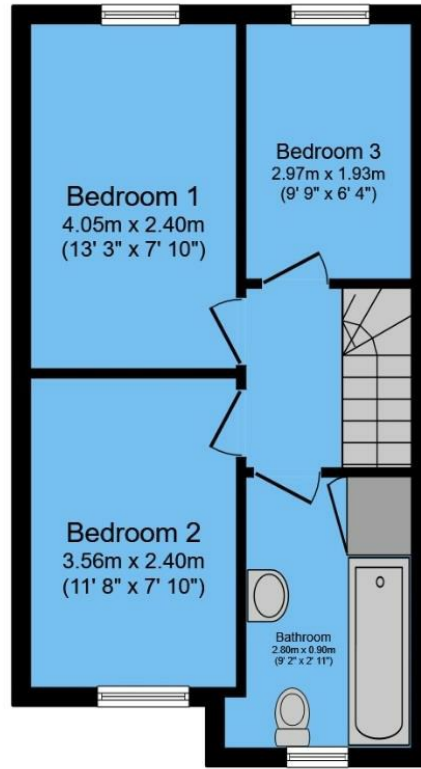
**FREEHOLD
NEDCC BAND B Council Tax**







Ground Floor



First Floor

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			
(81-91) B			87
(69-80) C	75		
(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

Total floor area 71.4 sq.m. (768 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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>