



## 14 Manor Avenue, Brimington, Chesterfield, S43 1NQ

- EXTENDED PROPERTY
  - FITTED KITCHEN
- MODERN SHOWER ROOM
  - DRIVEWAY PARKING
- WELL PRESENTED THROUGHOUT
- THREE GOOD SIZED BEDROOMS
  - SPACIOUS REAR GARDEN
  - CALL HUNTERS NOW

**Guide Price £275,000**

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

**\*\* REDUCED TO A GUIDE PRICE OF £275,000 to £285,000 \*\***

Located in the very popular area of Brimington Common is this delightful & extended 3 bedroom semi detached property.

This very well presented home will make a fantastic family home - a tree lined cul de sac, fantastic flat south facing garden over looking a bowling green.

Internally the property boasts a welcoming entrance hall with downstairs WC, a dining room & a superb extended family lounge with double doors opening onto the garden & patio.

The large kitchen has also been extended and provides ample space for appliances.

To the first floor are 3 well proportioned bedrooms, with the 2 double ones having fitted wardrobes.

Gas central heating & uPVC double glazed.

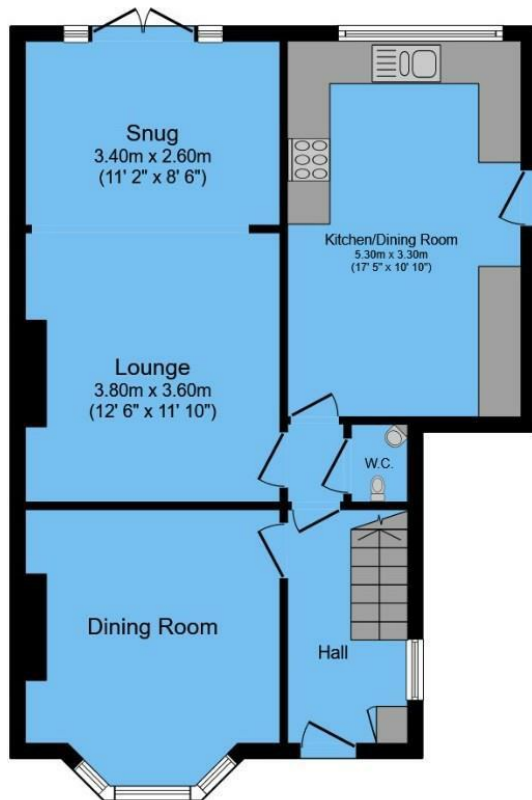
Driveway parking to the front together with a walled garden area. The rear garden makes a great family space with outbuildings for storage,

Call Hunters to view!

Freehold, Tax Band B, EPC Rating D.







**Ground Floor**



**First Floor**

Total floor area 101.9 sq.m. (1,097 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>60</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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