







315 Derby Road, Chesterfield, S40 2EU

- NO CHAIN - TWO BEDROOMS
- WESTERLY FACING GARDEN
- ATTIC ROOM
- SEMI-DETATCHED
- DRIVEWAY PARKING
- CONVENIENT LOCATION

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Offers Over £130,000

ON THE MARKET TO BE SOLD - NOW OFFERED WITH NO CHAIN - LOOKING FOR A FIRST TIME HOME? LOOK NO FURTHER.

AVAILABLE TO BUY NOW! Take a look at this well-presented semi-detached property, with rear off road driveway parking. Also with a well-sized westerly facing garden area, great for relaxing or entertaining.

EXCELLENT LOCATION, just a short distance from the Town Centre & close to different pubs and restaurants. Conveniently placed near local amenities and transport links.

This well-presented property comprises: front entrance door leading into the bay window lounge, separate dining room with white gloss kitchen and black worktops with splashback tiles with rear door to back garden.

To the first floor is the first double bedroom, bedroom two with stairs rising up to the attic room, modern combined four piece bathroom with separate bath and shower cubicle.

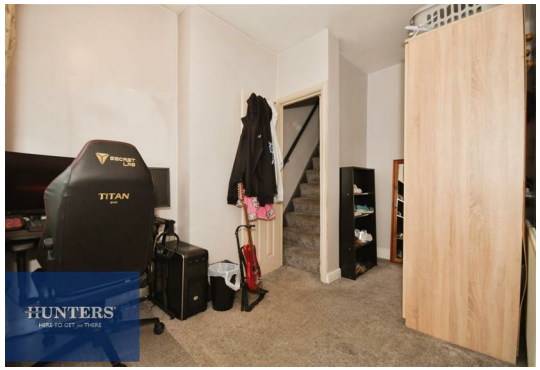
Versatile attic room perfect for extra storage or office space.

If you wish to ask for more information on the property or have any queries, please do not hesitate to contact us at Hunters Chesterfield!

FREEHOLD | Council tax band A







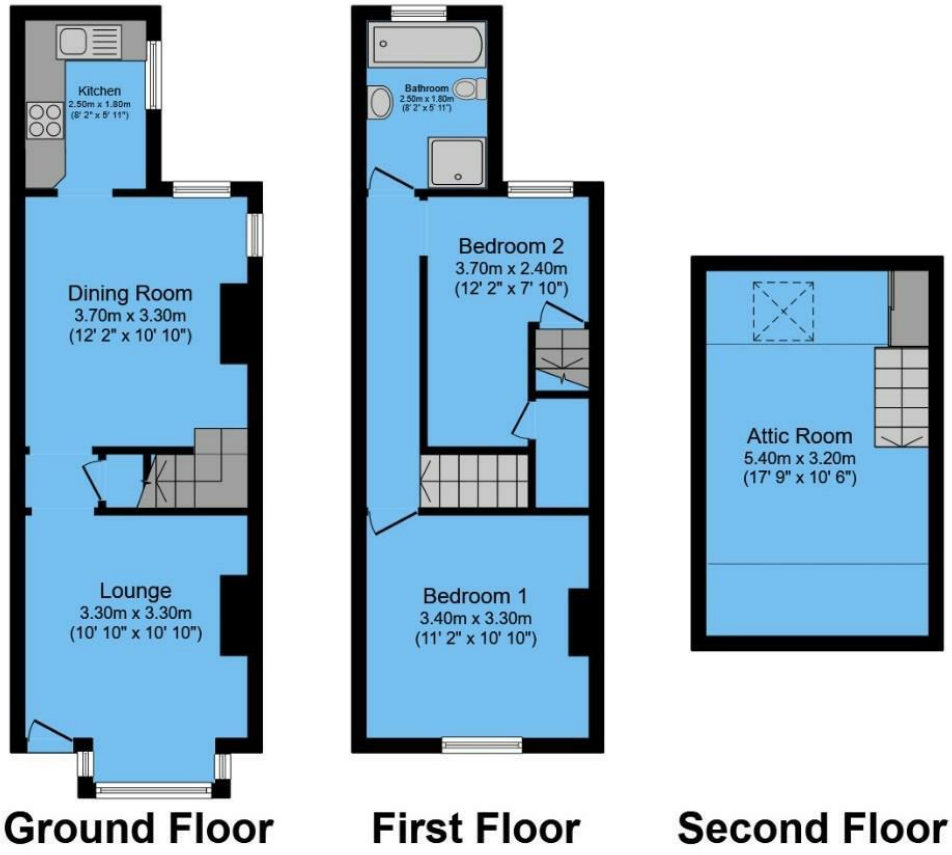



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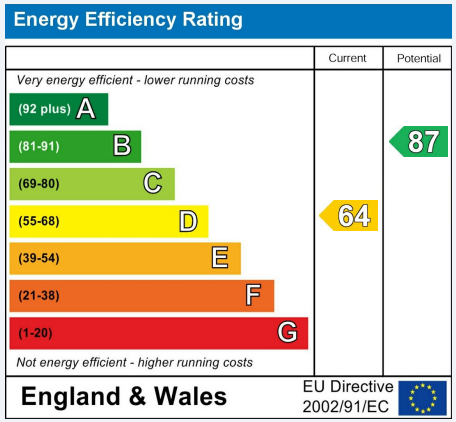


Total floor area 81.2 sq.m. (874 sq.ft.) approx

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). Powered by www.focalagent.com

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.



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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The Property Ombudsman