



HUNTERS
HERE TO GET *you* THERE



76 Thirlmere Road, Newbold, Chesterfield, S41 8EL

- LARGE CORNER PLOT
- SEMI DETACHED HOUSE
- GARDENS TO THREE SIDES

- TWO BEDROOMS
- REALLY WELL PRESENTED
- VIEW NOW

Price £200,000

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LARGE CORNER PLOT - SUPERB TWO BEDROOM SEMI DETACHED HOUSE.

Situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within catchment areas of Outwood Academy & St Mary Catholic High School.

PERFECT FIRST TIME BUYER HOME OR SUITABLE FOR DOWNSIZERS ALIKE.

Well presented throughout with some extensive renovation work on the driveway, garden and kitchen whilst still giving some opportunity to put your own stamp on. The property comprises:- entrance hall with stairs rising to first floor, front lounge with gas fire & surround, fitted breakfast kitchen with integral fridge freezer & dishwasher, over & hob with space for washing machine & tumble dryer too with stable door out onto the rear garden.

The first floor has bedroom one with fitted mirrored wardrobes with sliding doors & over stairs cupboard, bedroom two also being a double bedroom & combined bathroom / WC.

Gas central heating & uPVC double glazed.

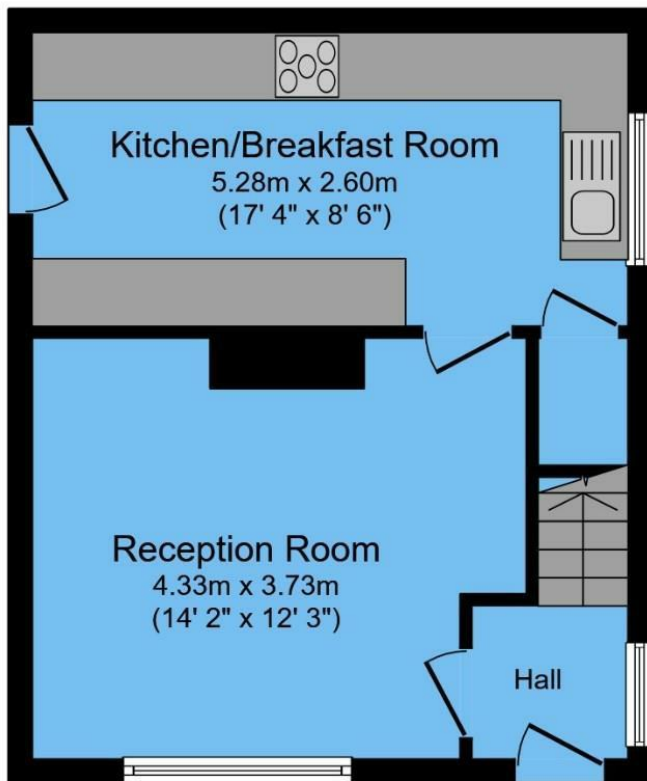
Externally - the property is on a 0.09 acre CORNER PLOT providing driveway parking, front lawn with fence surround & enclosed SOUTH FACING rear garden with lawn & patio area.

FREEHOLD | COUNCIL TAX BAND A

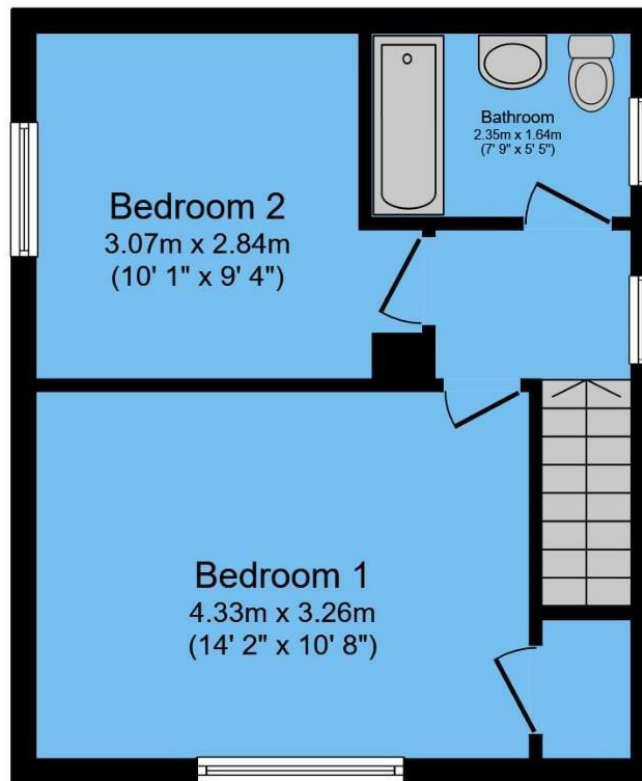
VIEWINGS AVAILABLE NOW - BOOK YOUR VIEWING THROUGH HUNTERS TO AVOID MISSING OUT.







Ground Floor



First Floor

Total floor area 67.9 sq.m. (731 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) A		
(81-91) B		87
(69-80) C	71	
(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

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

Tel: 01246 540540 Email:

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