160 Staveley Road, Poolsbrook, Chesterfield, S43 3FL

- THREE BEDROOMS
- OFFERED WITH NO ONWARD CHAIN
- SOUTH FACING GARDEN
- END OF TERRACE
- OVER THREE STOREYS
- VIEW NOW!

HUNTERS®
HERE TO GET *you* THERE

Asking Price £170,000

THREE BEDROOM END TERRACE HOUSE - OVER THREE STOREYS - OFFERED WITH NO ONWARD CHAIN - IDEAL FIRST TIME BUYER OF FAMILY HOME!

Situated the East side of Chesterfield, Poolsbrook is nearby motorway J29A, Poolsbrook Country Park, good bus routes, supermarkets, local shops & amenities. Also with being in the catchment area for good schools.

Upon entering the property, the hallway provides access to the main ground floor accommodation. The kitchen/diner and lounge provide a good-sized open living arrangement. From the living room there is access to the rear garden, allowing the outside space to be easily enjoyed during the warmer months. A useful downstairs WC completes the ground floor accommodation.

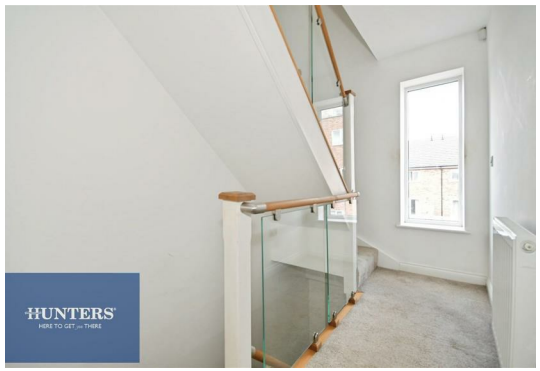
To the first floor are two bedrooms, providing comfortable accommodation for family members, guests or alternatively a home office/study depending on the purchaser's requirements. The floor is also served by a family bathroom.

The second floor is dedicated to a particularly spacious principal bedroom. This generous room provides an excellent main bedroom option, with ample space for a range of bedroom furniture and storage.

The rear of the property sees an enclosed SOUTH FACING garden, with patio and lawned area, providing a pleasant and private outdoor space.

The property further benefits from a designated parking space, providing convenient off-road parking for residents and adding to the property's practicality.

FREEHOLD - COUNCIL TAX BAND B



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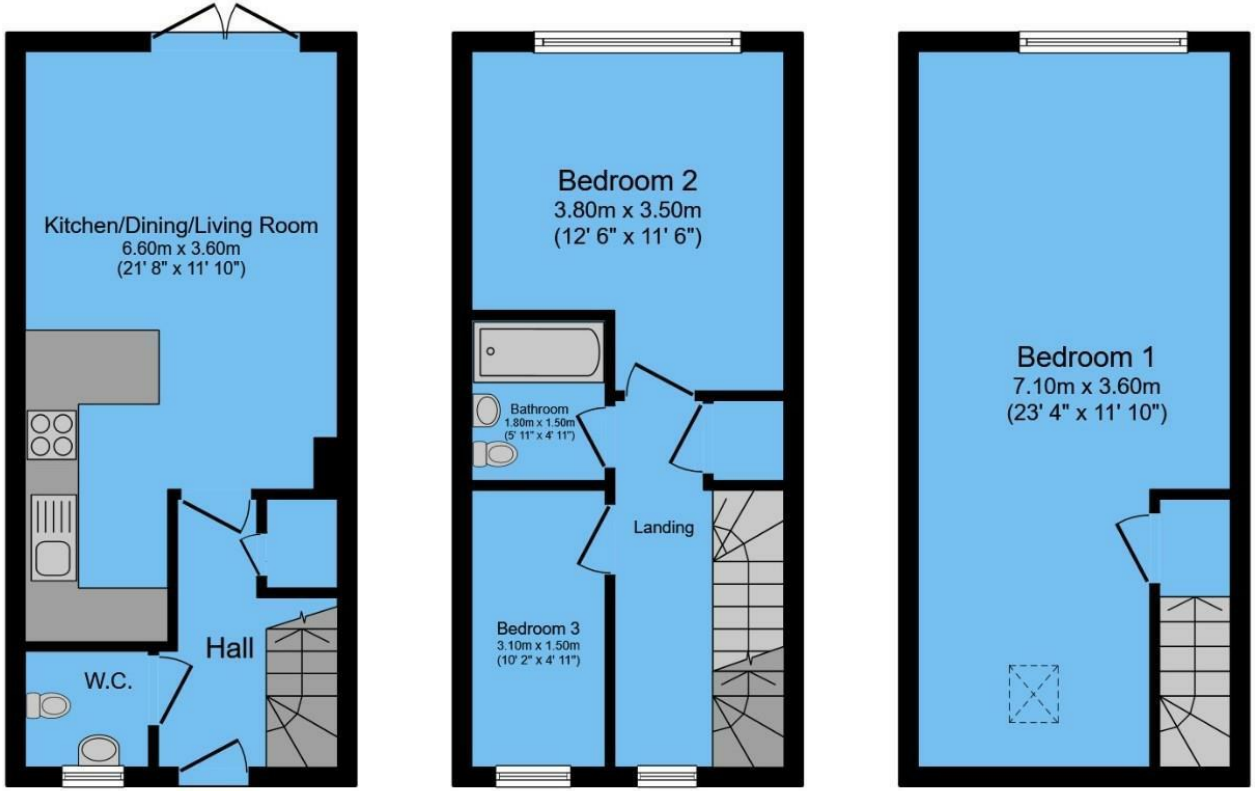


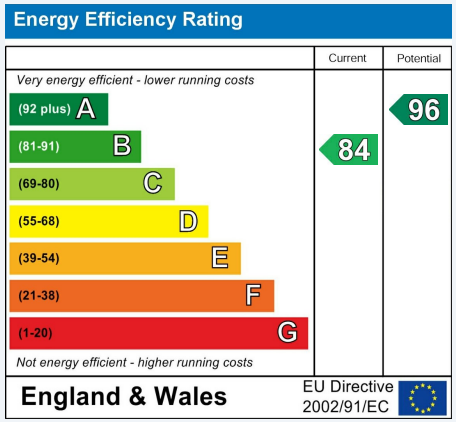
Ground Floor **First Floor** **Second Floor**

Total floor area 84.0 sq.m. (905 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