



## 13 Almond Crescent, Mastin Moor, Chesterfield, S43 3AX

- THREE BEDROOM SEMI
- CUL DE SAC
- GARAGE
- OPEN VIEWS
- DRIVEWAY PARKING
- VIEW NOW

**Offers In The Region Of £180,000**

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

A WONDERFUL FAMILY HOME - take a look at this spacious, bay windows, three bedroom semi detached house with driveway parking for several vehicles & DETACHED GARAGE

Beautifully presented, tastefully decorated & modern flooring.

Situated on a cul-de-sac location with OPEN VIEWS to rear.

Within great school catchment area of Netherthorpe.

The property comprises: - entrance hall, lounge with bay window, fitted kitchen / diner, rear hall / utility with understairs store.

To the first floor are three well proportioned bedrooms, family bathroom / WC & good sized airing cupboard for storage on the landing.

Gas central heated & uPVC double glazed.

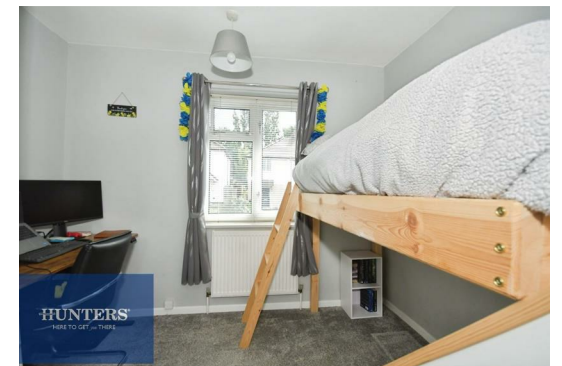
Outside sees a tarmac, drive parking for 3 cars, detached garage to rear & beautiful, landscaped rear garden.

Mastin Moor is situated the North East side of Chesterfield with superb access to M1 & easy reach of Town Centre amenities of Staveley.

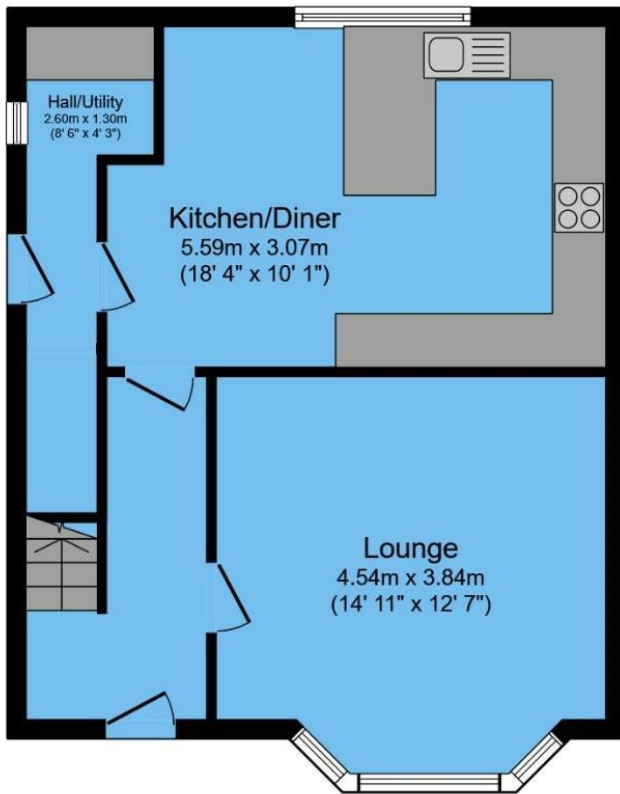
FREEHOLD.

We understand the council tax band is A under Chesterfield Borough Council.

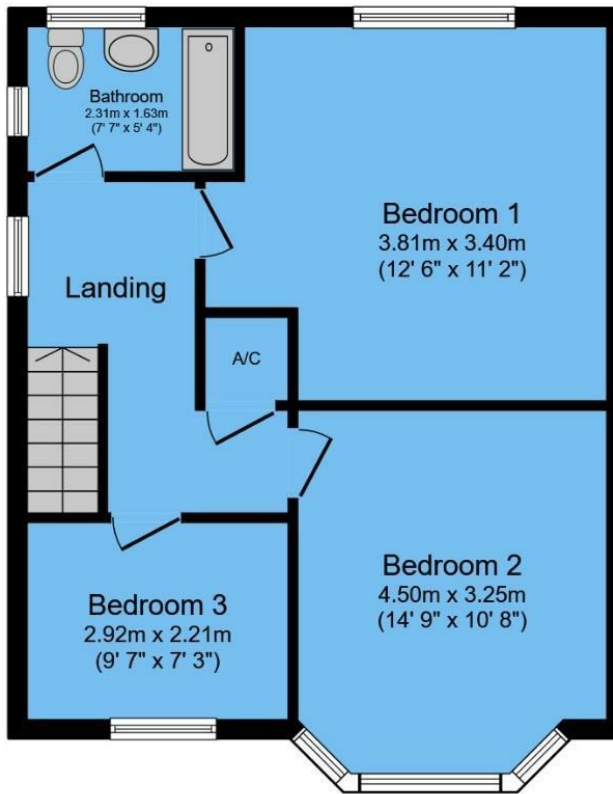
VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS - phones answered 24/7!







**Ground Floor**



**First Floor**

Total floor area 103.4 sq.m. (1,113 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			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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