

HUNTERS[®]

HERE TO GET *you* THERE

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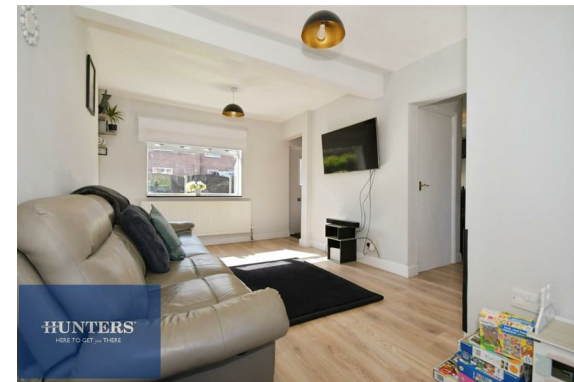
subject to contract

15 St. Johns Road, Staveley, Chesterfield, S43 3QN

- THREE BEDROOM SEMI
- FRONT & REAR GARDENS
 - NEW BOILER

- WELL PROPORTIONED BEDROOMS
 - READY TO MOVE INTO
 - VIEW NOW

Offers In The Region Of £150,000



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THREE BEDROOM SEMI DETACHED - GOOD SIZED FAMILY HOME - PERFECT FOR FIRST TIME BUYERS

Situated for good access to local amenities, Poolsbrook Country Park, schools & Chesterfield Town Centre the property is also well placed for the M1 J29A & 30.

HAVING BEEN REFURBISHED THROUGHOUT - including new flooring, replastering, decor, new combi boiler along with new guttering fascias & soffits.

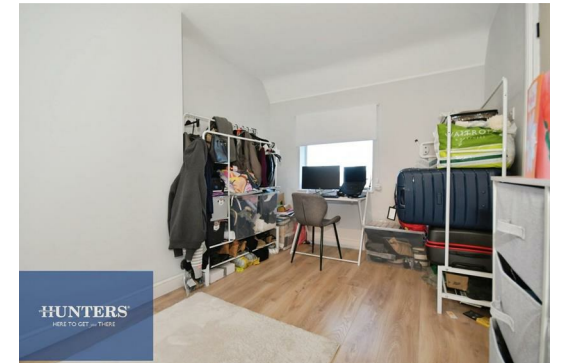
Well presented throughout, the property comprises:- entrance hall with stairs rising to the first floor, through lounge, downstairs WC & newly fitted kitchen with dining area.

The first floor provides three well proportioned first floor bedrooms & modern shower room / WC.

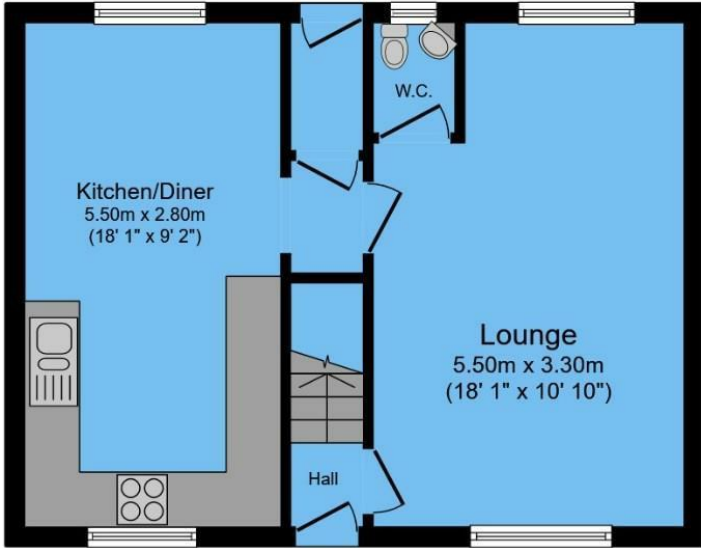
ON A GOOD SIZE PLOT - having front garden, good sized rear garden. Potential to create off road parking subject to planning permission.

VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK YOURS - BY APPOINTMENT ONLY

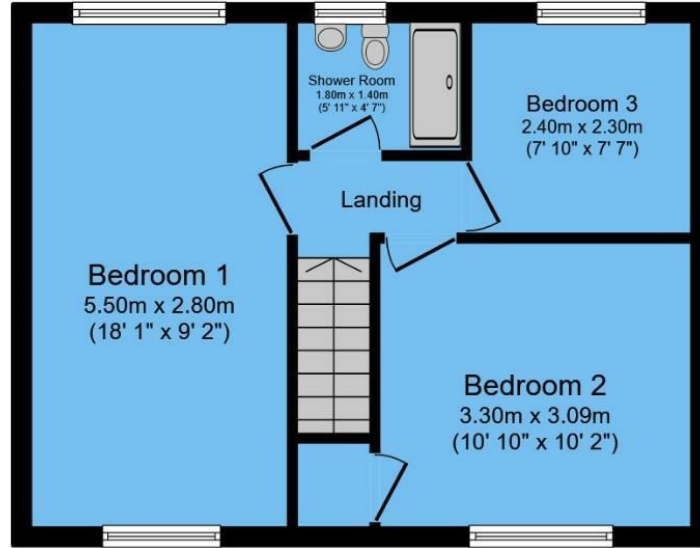
FREEHOLD | COUNCIL TAX BAND A







Ground Floor



First Floor

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			<div style="text-align: center;"> 85 </div>
(81-91) B			
(69-80) C		70	
(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

Total floor area 79.2 sq.m. (852 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.



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