



## 8 Allsops Place, Stand Road, Newbold, Chesterfield, S41 8SN

- OFFERED WITH NO CHAIN
- WELL PRESENTED THROUGHOUT
- GARDENS FRONT & REAR
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING
- VIEW NOW

**Offers In The Region Of £150,000**

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



**STUNNING FIRST TIME BUYER HOME - READY TO  
MOVE STRAIGHT INTO - OFFERED WITH NO CHAIN!**

**\*COTTAGE FEEL - TWO BEDROOM TERRACED 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.

VERY WELL PRESENTED THROUGHOUT, the property comprises:- front lounge, modern fitted kitchen / diner, rear hall with stairs rising to the first floor, modern downstairs bathroom with shower over bath.

**TWO DOUBLE BEDROOM ON THE FIRST FLOOR WITH  
PLESANT VIEWS TO FRONT & REAR!**

Externally the property has driveway parking, pleasant garden to the front & private rear garden designed for low maintenance.

In a superb location for all Chesterfield, Sheffield, M1 J29, all local amenities (including pharmacy, hairdressers, florists, butchers & more!) along Sheffield Road, the modern units at The Glass Yard, supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station & Town Centre.

**VIEWINGS AVAILABE NOW - CALL HUNTERS TO BOOK  
YOURS NOW!**

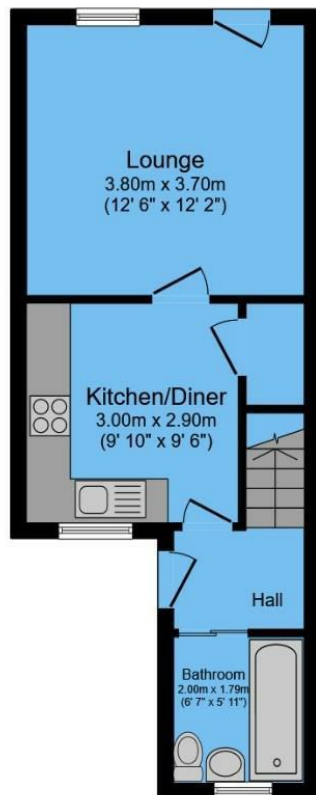
**COUNCIL TAX BAND A | FREEHOLD**



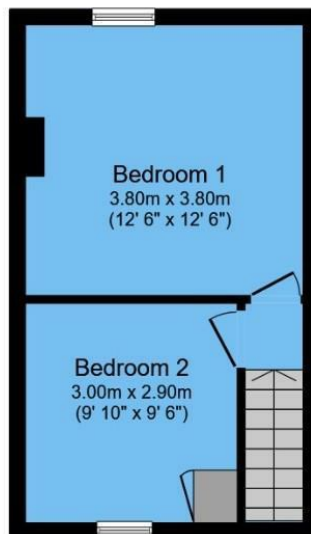








**Ground Floor**



**First Floor**

Total floor area 58.0 sq.m. (625 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) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>68</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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

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

Tel: 01246 540540 Email:

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