



9 Manifold Avenue, Staveley, Chesterfield, S43 3RE

- FULLY MODERNISED - READY TO MOVE INTO
 - SPACIOUS LOUNGE
 - THREE PIECE SUITE SHOWER ROOM
 - DRIVEWAY AND CAR PORT
- MODERN OPEN PLAN KITCHEN DINER
 - THREE GOOD SIZED BEDROOMS
 - ENCLOSED REAR GARDEN
 - CALL HUNTERS NOW

Guide Price £190,000 - £200,000

HUNTERS®

HERE TO GET *you* THERE

****GUIDE PRICE £190,0000 - £200,000****

This beautifully refurbished three-bedroom semi-detached house is situated in a quiet cul-de-sac in the popular area of Staveley, offering modern, move-in ready accommodation in an excellent location. Perfectly placed for easy access to local amenities, well-regarded schools, Chesterfield town centre, and the scenic Poolsbrook Country Park, the property is also ideally positioned for commuters, with convenient links to the M1 at junctions 29A and 30.

The current owners have fully renovated the property throughout, creating a stylish and contemporary home.

As you enter, you are welcomed by a bright entrance hallway leading to a spacious lounge, a new modern kitchen with an open-plan dining area, and a separate utility room, offering both functionality and comfort for everyday living.

Upstairs, the home features three well-proportioned bedrooms, all newly decorated and finished to a high standard. The fully tiled shower room with underfloor heating has been fitted with a modern suite, offering a clean and sleek finish.

The property benefits from uPVC double glazed windows, a brand new central heating system, a full rewire, and new flooring and décor throughout.

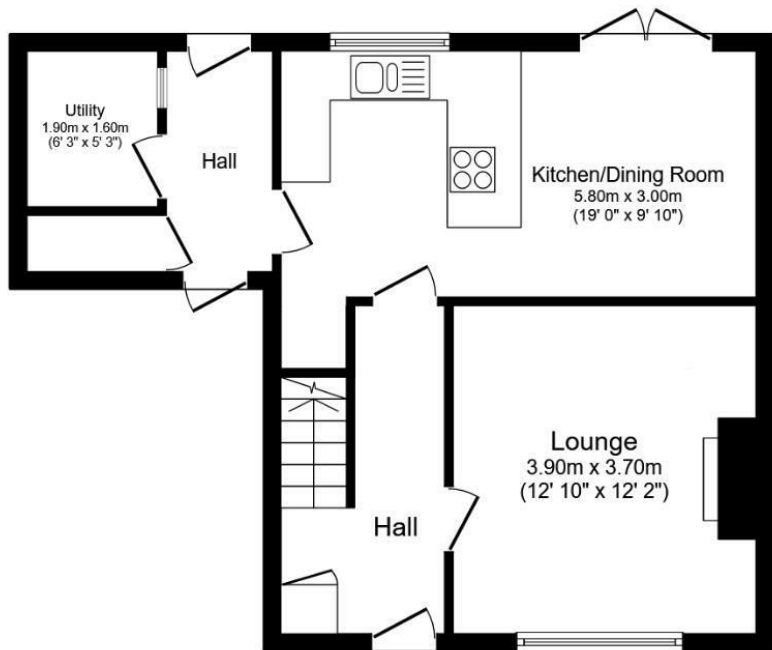
Outside, the enclosed rear garden includes both a patio and decking area, ideal for entertaining or relaxing. A driveway and carport provide ample off-road parking.

This is a fantastic opportunity to purchase a stylish, fully renovated home in a well-connected location, perfect for families, first-time buyers, or anyone seeking a home that's ready to move straight into. Call Hunters to book your viewing now!

FREEHOLD | TAX BAND A | EPC RATING D

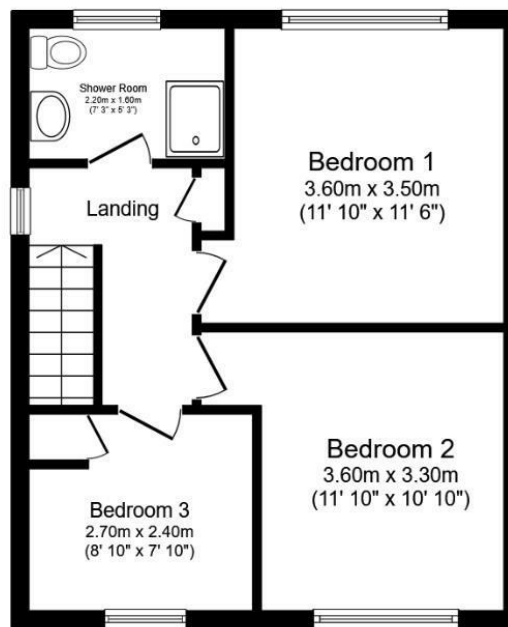






Ground Floor

Floor area 49.5 sq.m. (533 sq.ft.)



First Floor

Floor area 41.2 sq.m. (443 sq.ft.)

Total floor area: 90.7 sq.m. (976 sq.ft.)


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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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

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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