



## 77 Church Street South, Birdholme, Chesterfield, S40 2TG

- MODERNISED THROUGHOUT
- READY TO MOVE INTO
- THREE BEDROOMS
- FULLY REFURBISHED
- NO CHAIN
- BAY WINDOWED SEMI DETACHED

**Offers In The Region Of £176,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**BAY WINDOWED THREE BEDROOM SEMI  
DETACHED HOUSE - CLOSE TO CHESTERFIELD  
TOWN CENTRE!**

**\*OFFERED WITH NO CHAIN - READY TO MOVE  
STRAIGHT INTO\***

A wonderful handy location close to local shops,  
schools, giving easy access to Chesterfield Town  
Centre & all Derby Road amenities.

HAVING DRIVEWAY PARKING, the property  
comprises:- entrance hall, lounge, NEWLY fitted  
kitchen / diner, three well proportioned first floor  
bedrooms & combined bathroom / WC with shower  
over bath.

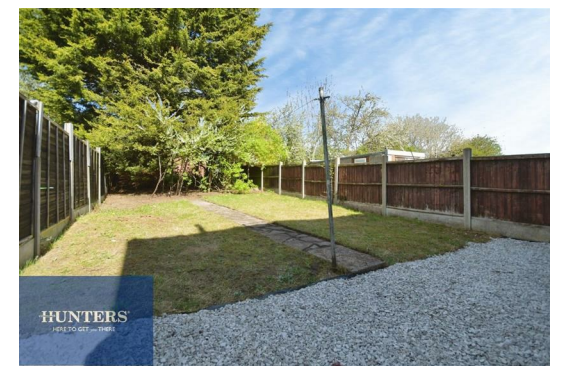
HAVING BEEN REFUBISHED THROUGHOUT including  
replastered, new radiators, rewired.

Gas central heating (combi boiler) & uPVC double  
glazed.

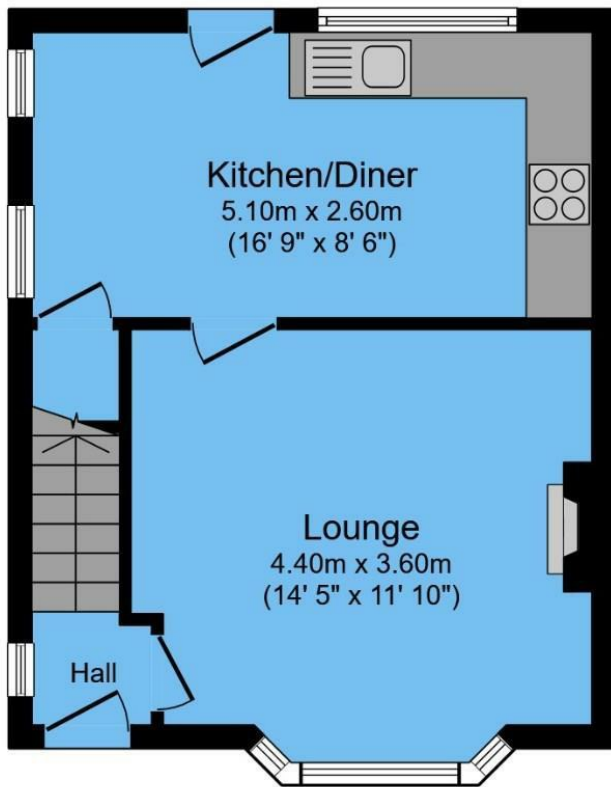
Externally the property has driveway parking & rear  
garden with pebbled & lawn areas.

VIEWINGS AVAILABLE BY APPOINTMENT ONLY -  
CALL HUNTERS TO VIEW!

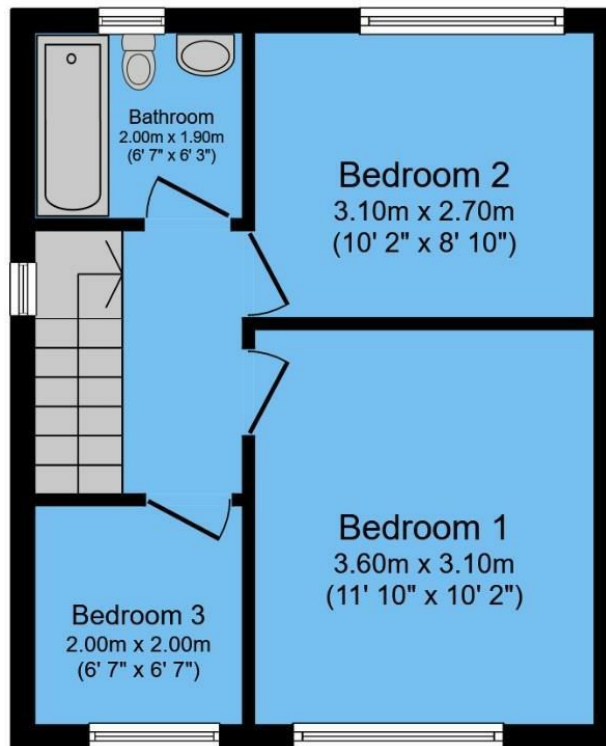
FREEHOLD | COUNCIL TAX BAND A







**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			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(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

Total floor area 64.9 sq.m. (699 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.



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

Tel: 01246 540540 Email:

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