



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

## 11 Walton Road, Walton Chesterfield, S40 3DN

- SOUGHT AFTER LOCATION
  - THREE BEDROOMS
  - DRIVEWAY PARKING
- WESTERLY FACING REAR GARDEN
  - SEMI DETACHED HOUSE
  - VIEW NOW

**Guide Price £240,000**

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**\*GUIDE PRICE £240,000 TO £250,000\***

**THREE BEDROOM SEMI DETACHED HOUSE IN  
WALTON - WESTERLY FACING REAR GARDEN  
WITH FIELD VIEWS TO THE REAR.**

Beautiful home, really well presented through, the home comprises:- entrance hall with understairs store, lounge / diner with log burner, fitted breakfast kitchen.

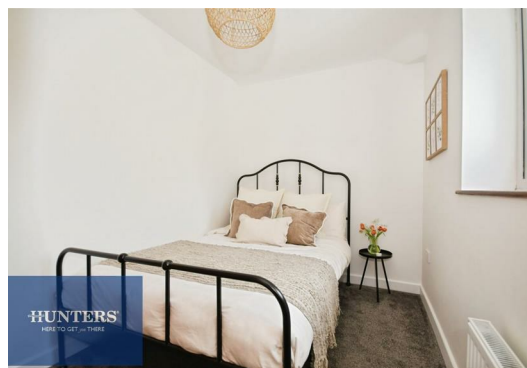
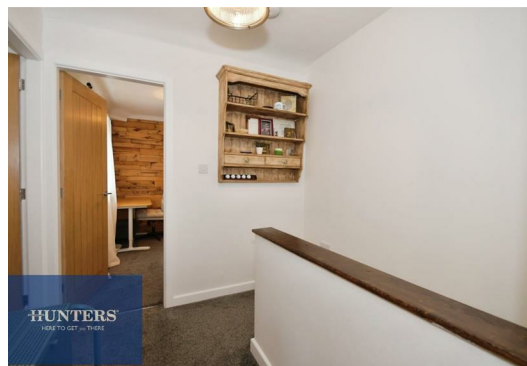
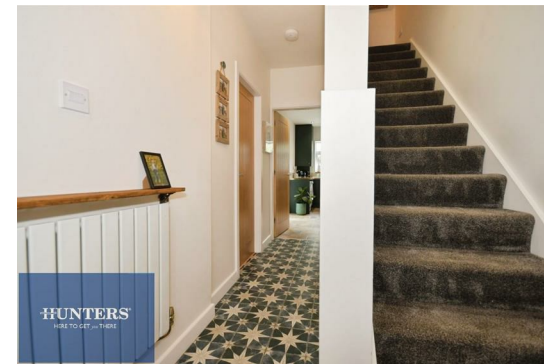
The first floor has three well proportioned bedrooms plus the combined bathroom / WC.

Externally the front stone wall drive provides off road parking & the enclosed landscaped, westerly facing rear garden with patio & lawn areas with large workshop / summer house.

Located in a popular estate to the West of the Town centre - **HIGHLY SOUGHT AFTER LOCATION** close to local amenities & out towards the Peak District & Matlock.

**VIEWINGS AVAILABLE NOW - BY APPOINTMENT  
ONLY - CALL HUNTERS TO BOOK!**

**FREEHOLD | COUNCIL TAX BAND C**





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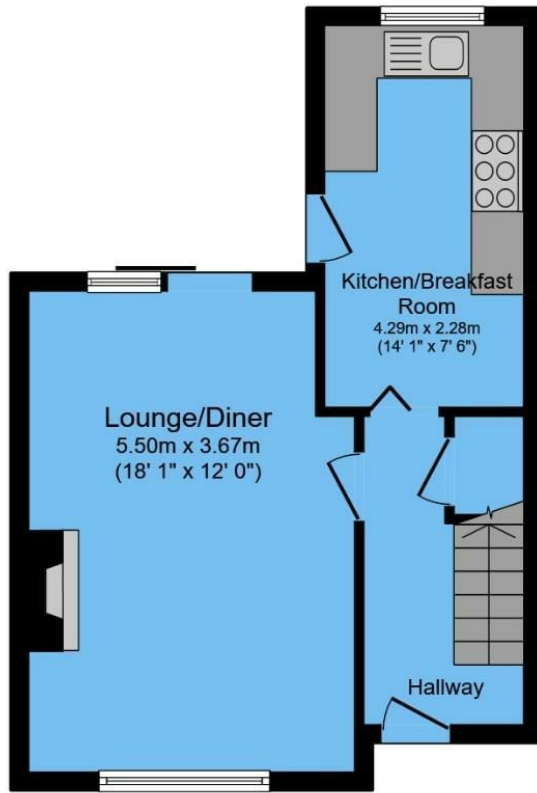
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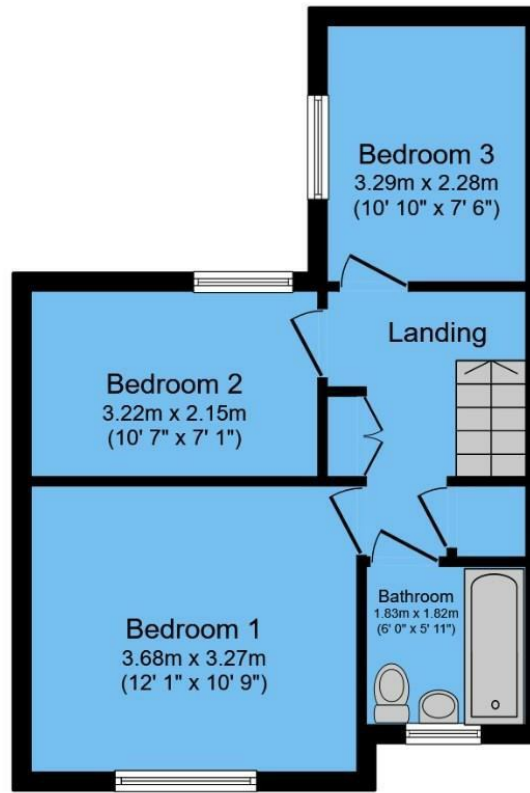
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**Ground Floor**



**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		84
(69-80)	C	71	
(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

Total floor area 74.1 sq.m. (797 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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