



## 36 Hillman Drive, Inkersall, Chesterfield, S43 3SJ

- THREE BED FAMILY HOME
- SOUTH FACING REAR GARDEN
- TWO RECEPTION ROOMS
- GREAT LOCATION
- POTENTIAL TO CREATE OFF ROAD PARKING (STPP)
- PUT YOUR OWN STAMP TO

**Offers In The Region Of £190,000**

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



**\*\* REDUCED \*\***

This wonderful family home is yours to put your own stamp on.

This three bedroomed semi detached house situated in a highly popular residential area is OFFERED WITH NO UPWARD CHAIN.

Ideal for FIRST TIME BUYERS the property comprises: - large entrance hall, bay windowed lounge & second rear reception room, kitchen, rear porch with utility room, downstairs WC & separate store.

To the first floor: - three well proportioned bedrooms & modern shower room. Landing storage and access to loft via drop down ladder.

Gas central heated, BRAND NEW BOILER & pipes, uPVC double glazed & loft insulation with boarding.

There is on street parking with potential to create off road parking (subject to permission) & enclosed SOUTH FACING rear garden.

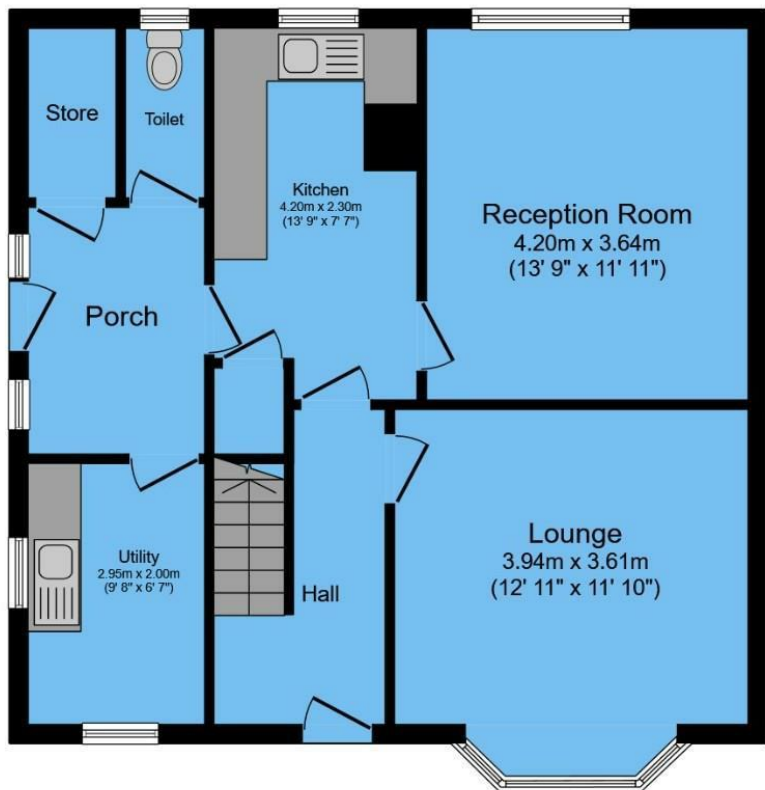
Call HUNTERS now to book your viewing - phones answered 24/7!

**FREEHOLD | COUNCIL TAX BAND A**

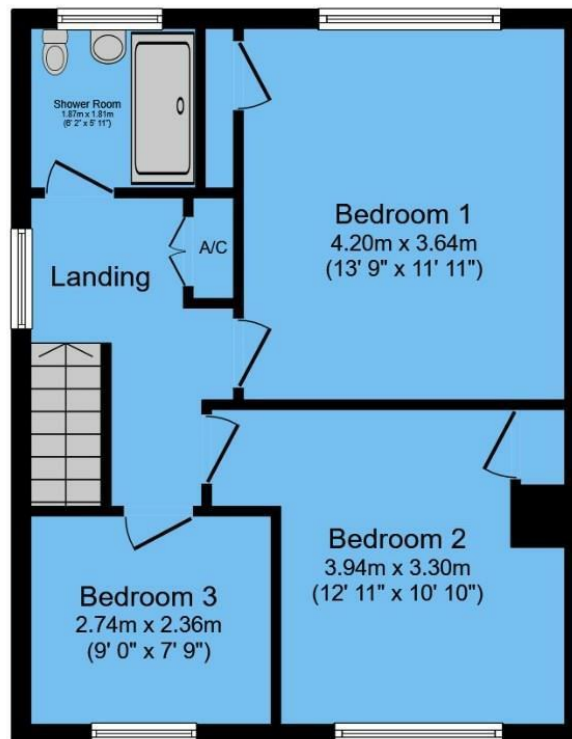








**Ground Floor**



**First Floor**

Total floor area 112.7 sq.m. (1,213 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>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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

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