



59 Brushfield Road, Linacre Woods, Chesterfield, S40 4XF

- SOUGHT AFTER LOCATION
 - THREE BEDROOMS
 - INTEGRAL GARAGE
 - NO UPWARD CHAIN
- DETACHED FAMILY HOME
 - DRIVEWAY PARKING
 - VIEW NOW

Guide Price £260,000

HUNTERS®
HERE TO GET *you* THERE

REDUCED TO A LOWER GUIDE PRICE £260,000 to
£270,000

THREE BEDROOM DETACHED FAMILY HOME - IN A
HIGHLY POPULAR ESTATE BUILT IN LATE 1980'S.

NO ONWARD CHAIN - view today!

Sought after area, great for walks, local amenities & ideal for access to Chesterfield, Sheffield, M1 J29. With Holmebrook Valley Park just a few minutes walk away & being handy for popular local schools.

A blank canvas to make your own, this lovely home comprises:- entrance hall with door into the garage, lounge through to diner with stairs rising to the first floor with patio doors into the conservatory giving access to the rear garden, fitted kitchen with rear door onto rear garden.

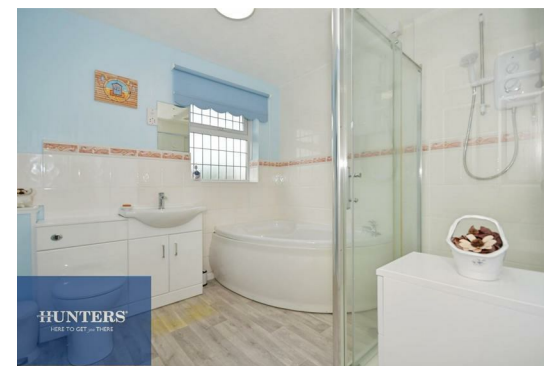
The first floor has TWO DOUBLE bedrooms, a single bedroom & four piece bathroom.

Externally the property has driveway parking to the integral garage with electric door & enclosed rear garden with patio area & lawn with flower / shrub full borders.

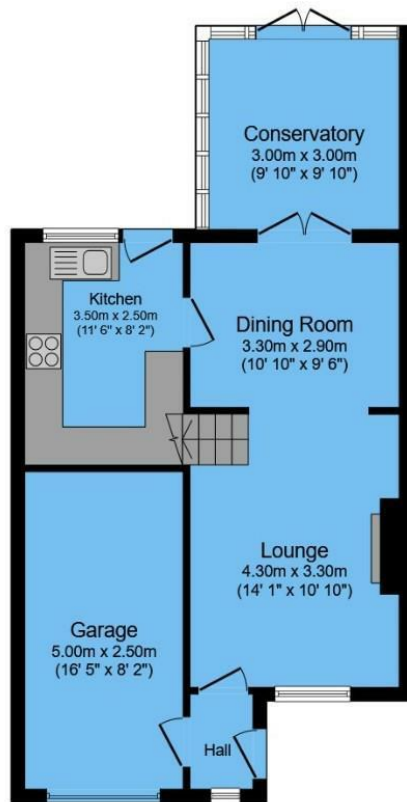
Fully fitted intruder alarm, gas central heating & uPVC double glazed.

VIEWING NOT TO BE MISSED - BY APPOINTMENT ONLY
- CALL HUNTERS NOW TO BOOK YOURS!

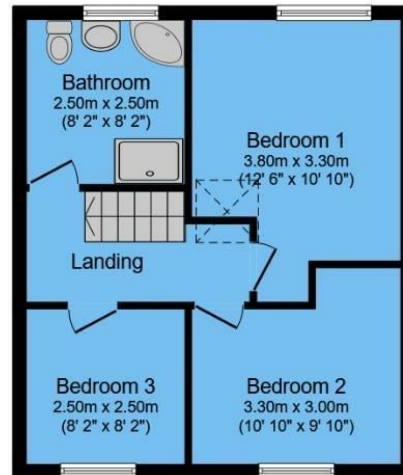
FREEHOLD | COUNCIL TAX BAND C







Ground Floor



First Floor

Total floor area 97.9 sq.m. (1,054 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
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

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