



## 26c Fairfield Road, Saltergate, Chesterfield, S40 4TP

- NO UPWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- EASY TO MAINTAIN GARDEN
- GREAT FAMILY HOME
- SPACIOUS LIVING SPACE
- THREE PIECE SUITE BATHROOM
- DRIVEWAY PARKING
- CALL HUNTERS NOW

**Offers In The Region Of £250,000**

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

Located within a short walking distance of Chesterfield town centre, local amenities and supermarkets..

It is **ABSOLUTELY ESSENTIAL** to view this **NO CHAIN** neutrally presented detached house.

The accommodation comprises:- entrance hall, spacious lounge with French doors opening to the rear private garden, fitted kitchen, **THREE DOUBLE BEDROOMS**, bathroom with white suite and an inside cupboard.

To the front of the property there is a low maintenance gravelled garden with flowerbed and stepping stone path leading to front door. To the side is a concrete driveway leading to a carport providing off road car parking for 2-3 cars. Picket style gate leads to the rear garden which is put to lawn with gravelled pathway and paved patio area.

Gas central heating and uPVC double glazed.

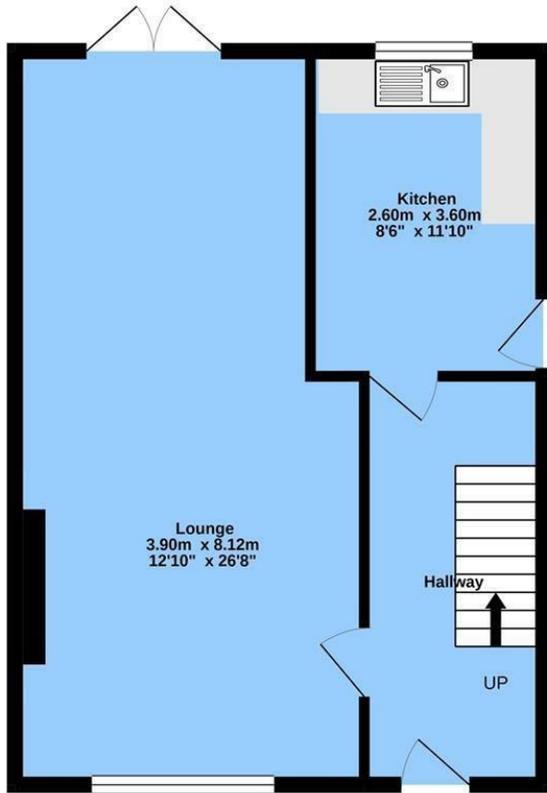
Call Hunters to view now!

Freehold, Tax Band C

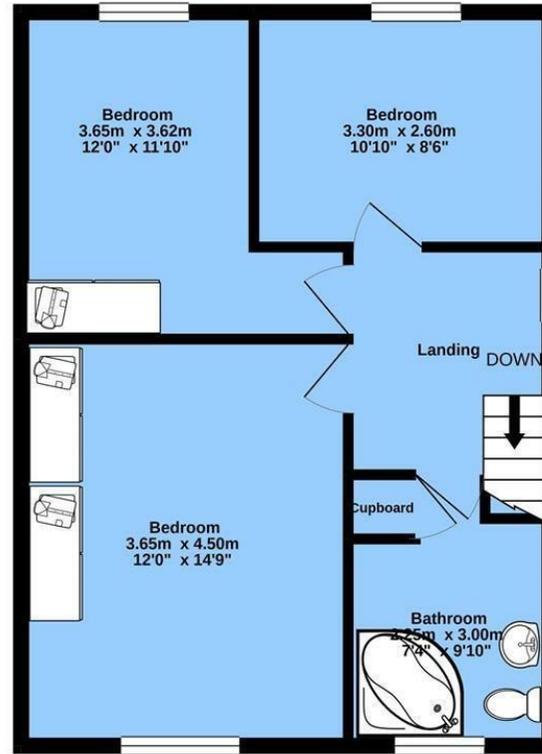




GROUND FLOOR  
47.5 sq.m. (511 sq.ft.) approx.



1ST FLOOR  
47.9 sq.m. (516 sq.ft.) approx.



TOTAL FLOOR AREA : 95.4 sq.m. (1,026 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			82
(69-80) C			
(55-68) D	59		
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
Chesterfield@hunters.com <https://www.hunters.com>