



## 6 Deans Close, Brimington, Chesterfield, S43 1GZ

- NO CHAIN
- CORNER PLOT
- DRIVE FOR 3 CARS AND GARAGE
- MODERN KITCHEN
- 3 STOREY SEMI DETACHED HOUSE
- PRIVATE ENCLOSED REAR GARDEN
- WELL PRESENTED
- CALL HUNTERS NOW

**Guide Price £230,000 - £240,000**

**HUNTERS®**

HERE TO GET *you* THERE

\*\*GUIDE PRICE £230,000 - £240,000\*\*

Welcome to this NO CHAIN, MODERN 3 BEDROOM, 3 STOREY SEMI DETACHED HOUSE WITH FULL SIZED GARAGE. Located on the outskirts of the popular residential area of Brimington, close to village amenities and a selection of larger supermarkets, with great public transport connections to Chesterfield.

This extremely well presented modern property is nestled away in a private courtyard in a cul de sac location, conveniently positioned just off the main road A619 Chesterfield Road, Brimington.

On the ground floor, you will find the hallway, lounge diner with double doors onto the rear well maintained garden, modern, fitted kitchen with built in appliances (washing machine, 50/50 fridge/freezer and dishwasher), understairs storage and WC.

Going upstairs, there are 2 well proportioned bedrooms and a fully tiled 3 piece suite bathroom complete with bath and shower.

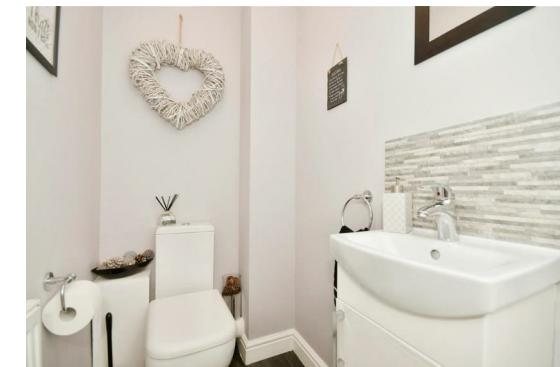
On the second floor, there is a spacious bedroom, a fully tiled 3 piece ensuite shower room and situated at the top of the stairs, a large storage room/closet.

Gas central heating and uPVC double glazed windows.

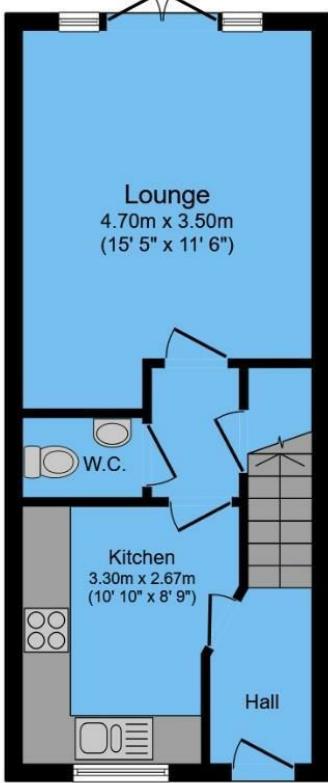
Private enclosed rear garden and driveway for 3 cars and attached single garage.

Don't miss out on viewing this amazing property. Call Hunters to book yours now!

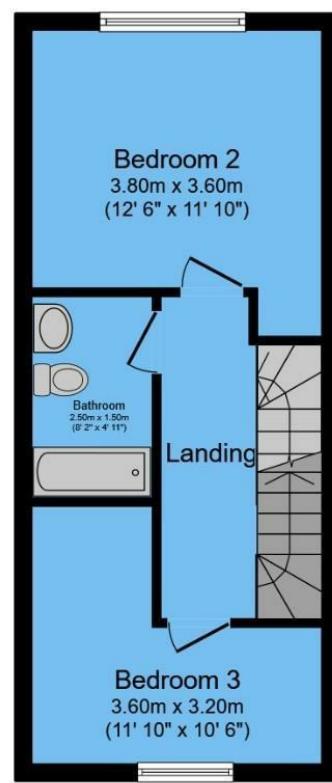
Freehold, Tax band C, EPC rating C.



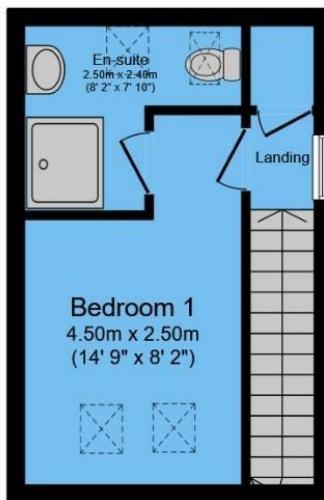




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 86.0 m<sup>2</sup> (926 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	91	
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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