

# HUNTERS®

HERE TO GET *you* THERE

**49 Hucknall Avenue, Ashgate, Chesterfield, S40 4BZ**

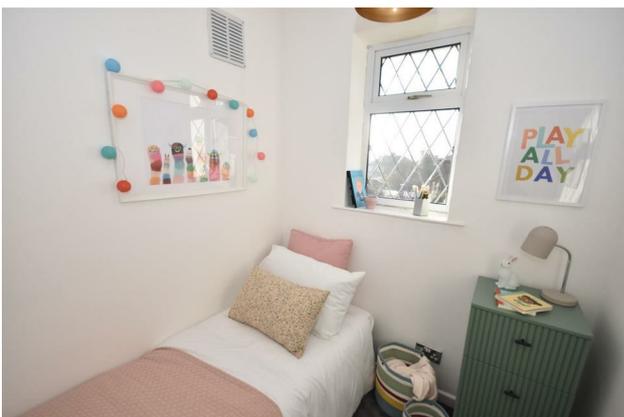
**Offers In The Region Of £232,500**



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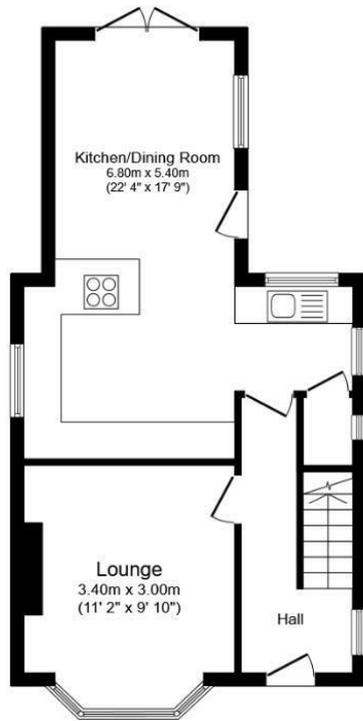
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## Property Images



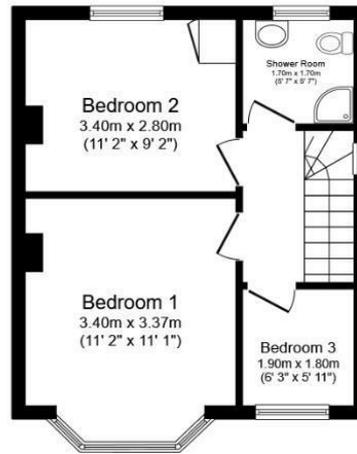
## Property Images





**Ground Floor**

Floor area 46.1 sq.m. (496 sq.ft.)



**First Floor**

Floor area 34.5 sq.m. (371 sq.ft.)

**Total floor area: 80.6 sq.m. (867 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		59	
(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		



An extended three-bedroom semi-detached home, offered to the market with NO UPWARD CHAIN, making it an ideal starter or family property.

Fully redecorated throughout with new flooring in 2025, this well-presented home is ready to move straight into.

Located in the highly sought-after area of Brockwell, the property sits within the catchment area for Outwood Academy Secondary School and Brockwell Primary School, and is conveniently positioned close to local amenities. The town centre is easily accessible, while the vibrant “Hub” of Chatsworth Road—with its popular restaurants, cafés, pubs, hairdressers and more—is within walking distance.

The accommodation briefly comprises an entrance hall providing access to the lounge and kitchen, with stairs rising to the first floor. The spacious lounge features a bay window and attractive feature fireplace. The well-equipped kitchen offers ample storage and space for appliances and opens into the extended ground-floor dining/family room, ideal for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family shower room.

The property further benefits from gas central heating and uPVC double glazing throughout.

Externally, there is driveway parking and a detached garage with a separate home office area. The generous lawned gardens with patio areas provide the perfect space for outdoor entertaining and summer barbecues.

Early viewing is highly recommended. Contact Hunters today to arrange your viewing.

FREEHOLD | COUNCIL TAX BAND B

• NO CHAIN • THREE BED SEMI • SOUGHT AFTER  
LOCATION • EXTENDED • MODERN THROUGHOUT • VIEW NOW

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