



## 43 Porter Street, Staveley, Chesterfield, S43 3UY

- NO CHAIN
- TWO RECEPTION ROOMS
- ON ROAD PARKING
- LAWNED GARDEN
- TWO DOUBLE BED TERRACE
- READY TO MOVE INTO
- SMALL YARD
- VIEW NOW

**Offers In The Region Of £130,000**

**HUNTERS®**

HERE TO GET *you* THERE

A two double bedroom Edwardian mid terrace -  
OFFERED WITH NO CHAIN!

The accommodation comprises of:- Open porch,  
entrance hall, lounge with bay window, cellar, dining  
room, kitchen.

Two first floor double bedrooms and combined  
bathroom/wc in white with a bath and a separate  
shower cubicle.

The property is gas centrally heated and uPVC double  
glazed.

Outside sees on street parking, front forecourt, rear  
yard and a lawned garden.

Situated close to local amenities & M1 access.

Ideally suited to a first time buyer or a buy-to-let  
investor.

FREEHOLD.

Council tax band A under Chesterfield Borough  
Council.

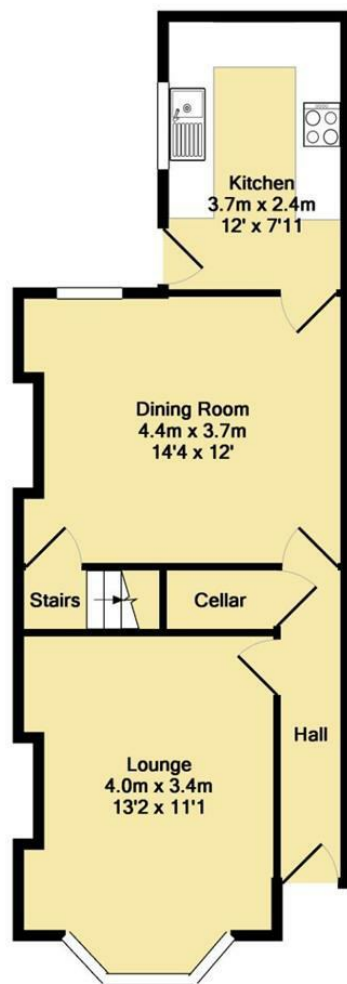
VIEWINGS AVAILABLE NOW - CALL HUNTERS TO  
BOOK YOUR VIEWING!



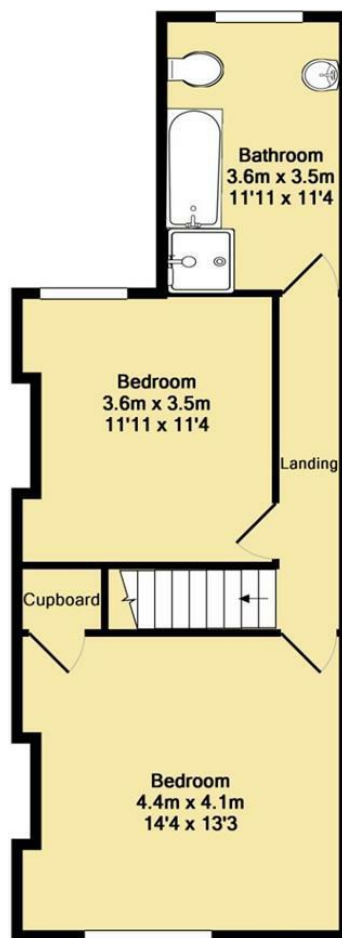








GROUND FLOOR  
APPROX. FLOOR  
AREA 46.0 SQ.M.  
(495 SQ.FT.)






1ST FLOOR  
APPROX. FLOOR  
AREA 45.7 SQ.M.  
(492 SQ.FT.)

TOTAL APPROX. FLOOR AREA 91.7 SQ.M. (987 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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>		 <b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	 <b>64</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

## 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.



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