



5 Barton Crescent, Holme Hall, Chesterfield, S40 4UH

- THREE BED SEMI
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- POPULAR LOCATION
- DRIVEWAY PARKING
- KITCHEN + UTILITY
- DOUBLE GLAZED
- CLOSE TO PEAK DISTRICT

Offers In The Region Of £210,000

HUNTERS®

HERE TO GET *you* THERE

Extended three bedroom semi detached house situated in a popular residential area.

Close to local shops, schools, Peak District, Holmebrook Valley Park & Linacre Reservoirs.

Ideal for access to Chesterfield / Sheffield / M1 (J29).

Well maintained accommodation comprising of an entrance hall, lounge, dining room, kitchen, utility room extension, three first floor bedrooms & bathroom.

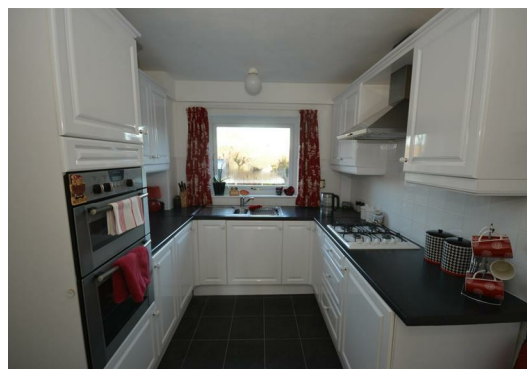
Gas centrally heated & uPVC double glazed.

Driveway parking for two cars & enclosed good sized rear garden.

FREEHOLD.

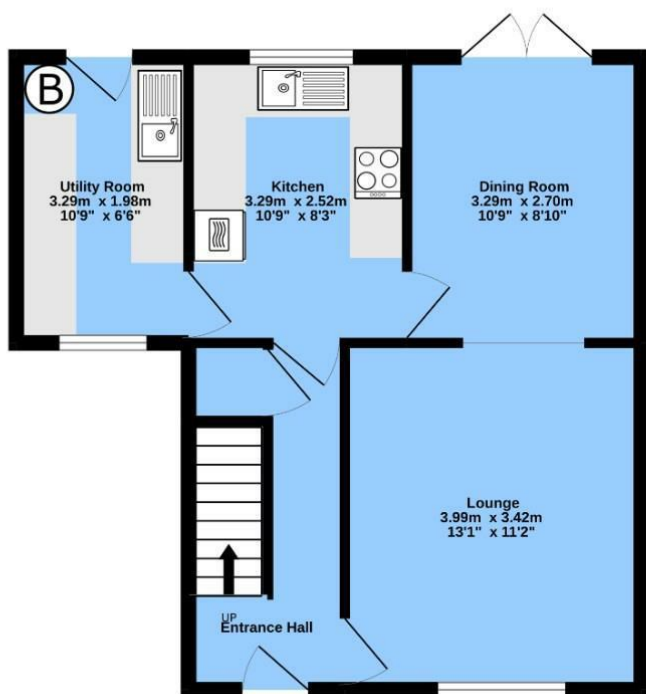
We understand the council tax band is B under Chesterfield Borough.

Excellent starter / family home!

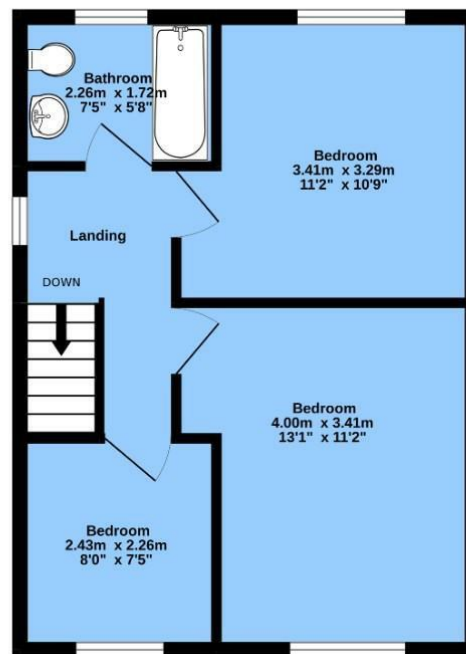




GROUND FLOOR
44.5 sq.m. (479 sq.ft.) approx.



1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 82.5 sq.m. (888 sq.ft.) approx.
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) A		84
(81-91) B		
(69-80) C	69	
(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

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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