



51 Pattison Street, Shuttlewood, Chesterfield, S44 6QZ

- BRAND NEW
- THREE STOREY
- DOUBLE DRIVE
- READY TO MOVE INTO
- THREE DOUBLE BED SEMI
- NO CHAIN
- LOW MAINTENANCE REAR GARDEN
- VIEW NOW

Offers In The Region Of £250,000

HUNTERS®

HERE TO GET *you* THERE

**BRAND NEW HOME - NEVER BEEN LIVED IN - READY TO
MOVE STRAIGHT INTO IS THIS THREE DOUBLE
BEDROOMED SEMI DETACHED HOUSE.**

Semi rural location, ideally situated easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village.

Having approx 1364 square feet of living accommodation, finished to a high standard & offered with no chain is this beautiful, spacious home, comprising:- entrance hall, downstairs cloakroom, modern fitted kitchen with Neff appliances (oven, hob & dishwasher), lounge with patio doors out onto the rear garden & large understairs storage cupboard.

On the first floor are two double bedrooms & family bathroom / WC.

The second floor houses the primary bedroom, with walk in wardrobe / nursery & modern shower room ensuite.

Outside sees a double, tarmac drive & enclosed low maintenance rear garden with patio & astro turf.

A very energy efficient home with cavity wall insulation, EPC rating B, gas central heating (Ideal combi boiler) & uPVC double glazed.

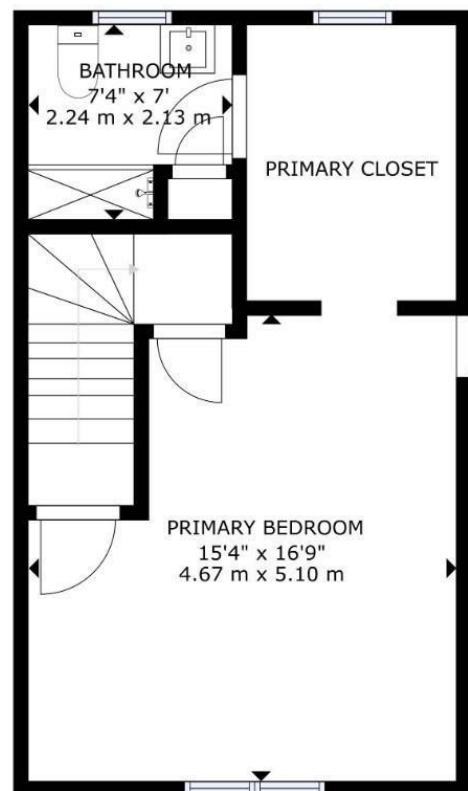
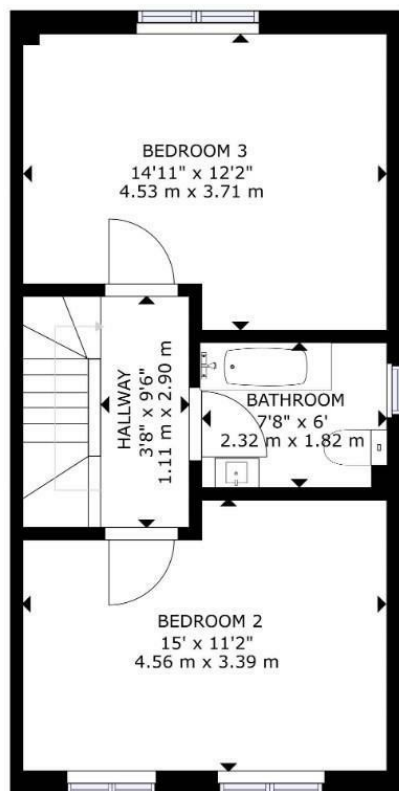
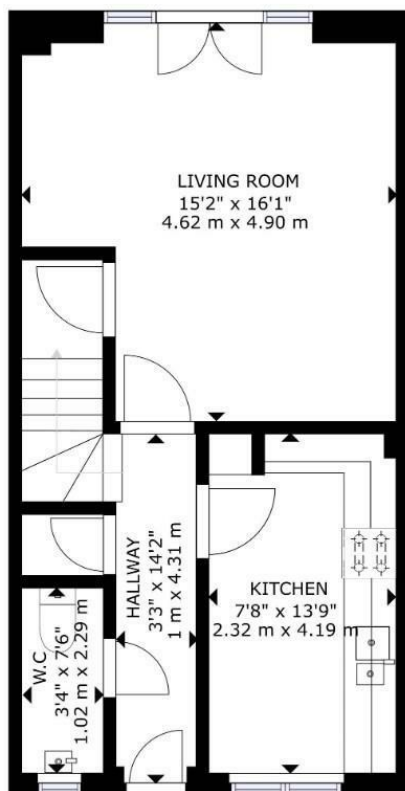
FREEHOLD.

We understand the council tax band is B under Bolsover District Council.

**VIEWINGS AVAILABLE NOW - BY APPOINTMENT ONLY -
CALL HUNTERS TO BOOK YOURS!**







GROSS INTERNAL AREA
FLOOR 1: 460 sq ft, 42.71 m², FLOOR 2: 473 sq ft, 43.91 m², FLOOR 3: 431 sq ft, 40 m²
TOTAL: 1364 sq ft, 126.62 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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		94
(81-91) B	85	
(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

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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