



**22 Brookbank Avenue, Brockwell, Chesterfield, S40 4BA**

- NO CHAIN
- MOVE STRAIGHT IN
- DRIVEWAY PARKING

- TWO BED SEMI
- POPULAR LOCATION
- GARDEN

**Offers In The Region Of £180,000**

**HUNTERS®**  
HERE TO GET *you* THERE



OFFERED WITH NO CHAIN - an attractive two bedroomed bay windowed semi detached home.

Sought after location close to local amenities, sought after schools & ideal for access to Chesterfield town centre.

This ideal residence comprises entrance hall, lounge with bay window, kitchen/diner with modern fitted units and large windows with views over the garden.

Two first floor bedrooms and bathroom with bath and shower in white.

Gas centrally heated and upvc double glazed.

Driveway parking and beautiful enclosed rear garden with patio lawn and shed.

An excellent home ready to move straight in to.

View by appointment only - don't miss it.

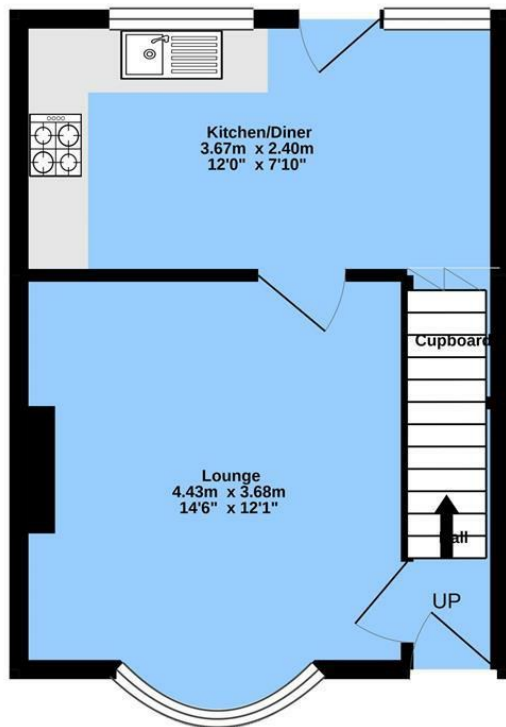
Freehold. Council tax Band B.



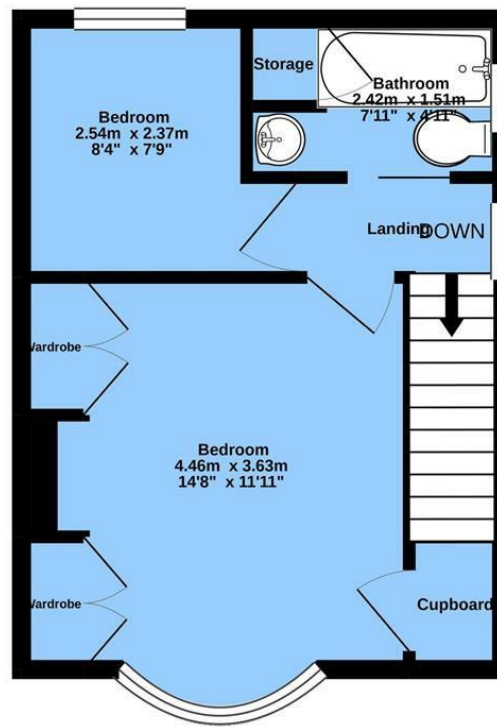




GROUND FLOOR  
28.5 sq.m. (307 sq.ft.) approx.



1ST FLOOR  
27.9 sq.m. (300 sq.ft.) approx.



TOTAL FLOOR AREA : 56.4 sq.m. (608 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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

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