

# SOLD

subject to contract



**354 Ashgate Road, Ashgate, Chesterfield, S40 4BW**

- NO CHAIN
- 2 DOUBLE BEDROOMS
- IMMACULATE THROUGHOUT
- SOUTH FACING TO THE REAR
- FULLY REBRUFISHED - ALL NEW
- MODERN FULLY TILED BATHROOM
- OPEN PLAN KITCHEN DINER
- CALL HUNTERS NOW

**Offers In The Region Of £240,000**

**HUNTERS®**

HERE TO GET *you* THERE

NO CHAIN, EXTENSIVELY, FULLY REFURBISHED, 2 BED SEMI  
DETACHED HOUSE.

Situated on a sought after area of Ashgate, close to Chesterfield Town Centre, local amenities & within catchment area of superb Primary & Secondary schools. Ashgate, to the West side of Chesterfield has easy access to the Peak District & close to the hub of Chatsworth Road shops, pubs & restaurants.

Extensive refurbishment works includes:

- New Gas Central Heating & Combi Boiler
  - Re plastered throughout
  - New grey slate roof
  - uPVC double glazed windows
- Oak Internal Doors with Brushed Black Furniture and Front Composite Door
- Chrome electric sockets with USB facility
  - New flooring and carpet throughout
- Garden includes Indian Stone/Limestone patio with fully stocked side border

Downstairs there is the lounge with bay window and neutrally decorated with a contemporary feel, open plan kitchen diner.

Upstairs there are the 2 double sized bedrooms and fully tiled bathroom with a 3 piece suite.

uPVC double glazed windows and gas central heating.

To the rear, there is a SOUTH FACING, easy to maintain patio garden. Blocked paved to the front.

Don't miss out on this amazing property, call Hunters to book a viewing now!

Freehold, Tax band B, EPC D.

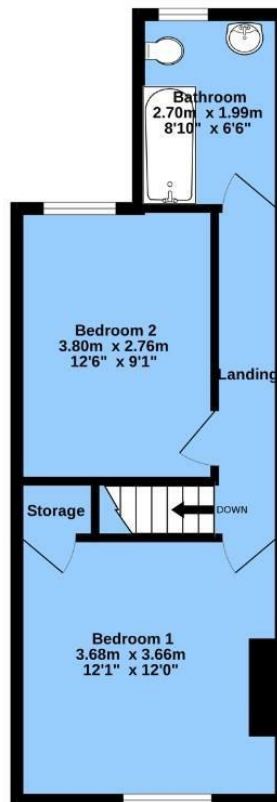
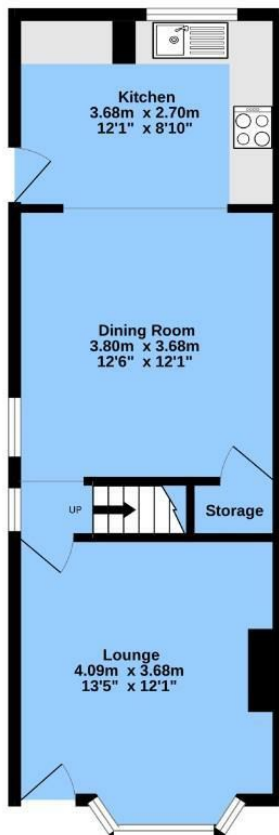






GROUND FLOOR  
40.5 sq.m. (436 sq.ft.) approx.

1ST FLOOR  
35.3 sq.m. (380 sq.ft.) approx.




TOTAL FLOOR AREA: 75.8 sq.m. (815 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 6/2023

## 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>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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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