

49 Grangewood Road, Chesterfield, S40 2TD

- 3 BEDROOM SEMI DETACHED HOUSE
- GARDEN BACKING ONTO PLAYING FIELDS
 - 3 PIECE SUITE BATHROOM
 - 3 GOOD SIZED BEDROOMS
- LOUNGE WITH LOG BURNER
- GATED ACCESS CAR PORT
 - DOWNSTAIRS WC
 - CALL HUNTERS NOW

Offers In The Region Of £190,000

HUNTERS®
HERE TO GET *you* THERE

THREE BEDROOM SEMI DETACHED HOUSE

Ideally situated close to local amenities, playing fields & great for access to Chesterfield, Sheffield, Derby, M1 (J29).

Downstairs, this property consists of a lounge with log burner, kitchen, utility and WC.

Going upstairs, there are 3 well proportioned bedrooms and a tiled, 3 piece suite bathroom.

Gas central heating and uPVC double glazed windows.

Solar Panels which are owned since 2011 & the electricity board pay back to you through their Feed-In Tariff system which gives you free electricity.

To the rear there is a good sized enclosed garden with shed and patio backing onto playing fields.

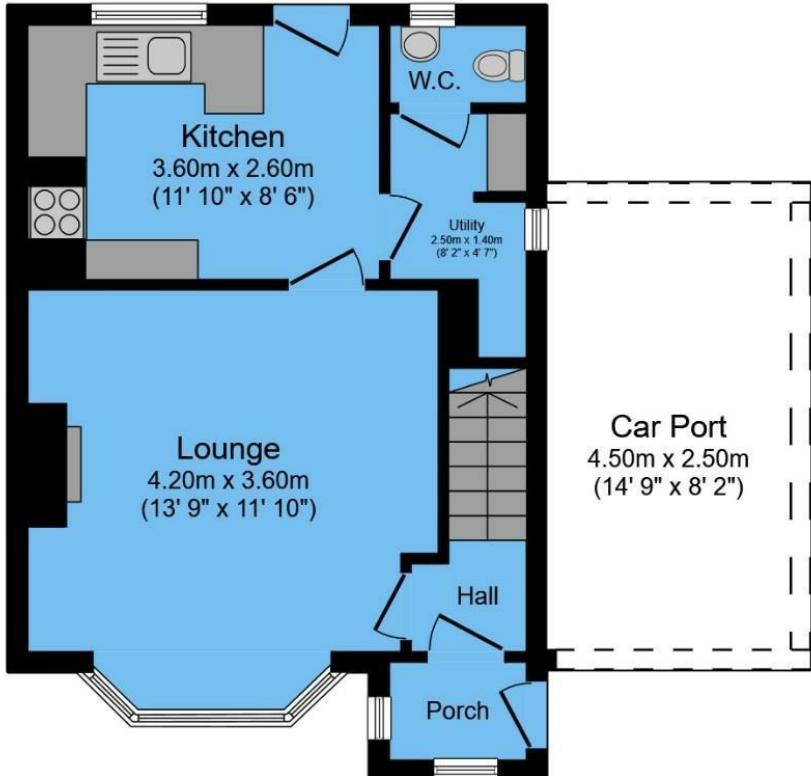
To the front there is driveway parking with gated access to car port.

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

Freehold, Tax band A, EPC rating C.







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		
(81-91) B	78	82
(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.

Total floor area 68.1 sq.m. (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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.

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