



87 Ashover Road, Old Tupton, Chesterfield, S42 6HQ

- NO CHAIN
- POTENTIAL TO EXTEND (STPP)
 - DETACHED GARAGE
 - NEW BOILER IN 2022
- THREE BED SEMI
- DRIVEWAY PARKING
 - LARGE PLOT
 - VIEW NOW

Guide Price £240,000 - £250,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £240,000 TO £250,000

**DELIGHTFUL FAMILY HOME ON A WONDERFUL PLOT
OFFERING GREAT POTENTIAL - OFFERED WITH NO
CHAIN!**

**THREE BEDROOM SEMI DETACHED HOUSE WITH
HUGE POTENTIAL TO EXTEND (SUBJECT TO
PLANNING PERMISSION) WITH DRIVEWAY PARKING &
DETACHED GARAGE.**

Village location - situated the South side of Chesterfield, Old Tupton, has it's own local amenities, easy access to Clay Cross village, highly reputable secondary school, close to country walks, five pits trail & within easy reach of M1.

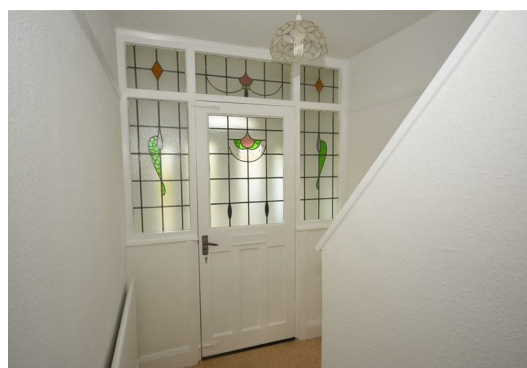
This well presented property comprises:- entrance hall, extended fitted kitchen, through lounge / diner, three well proportioned first floor bedrooms (two with fitted wardrobes) & modern shower room / WC.

Gas central heating (combi boiler installed in 2022) & uPVC double glazed.

FREEHOLD.

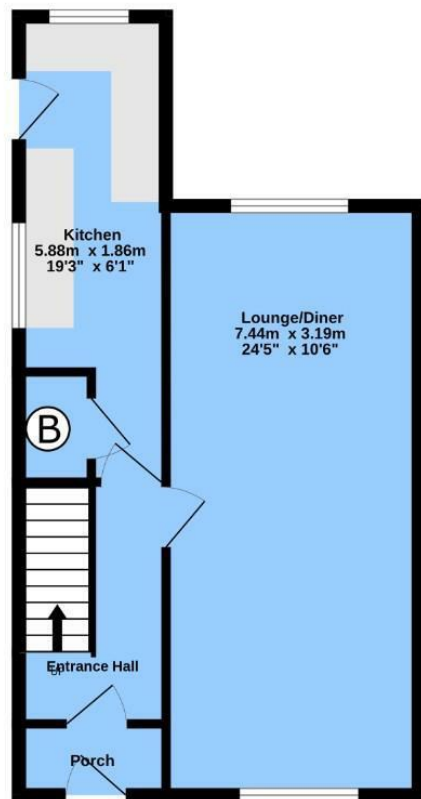
We understand the council tax band is B under North East Derbyshire County Council.

**VIEWINGS BY APPOINTMENT ONLY - DONT MISS OUT -
CALL HUNTERS TO BOOK YOUR VIEWING NOW!**

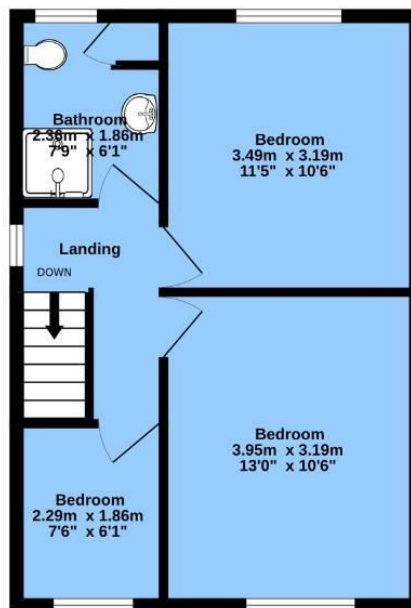




GROUND FLOOR
42.0 sq.m. (452 sq.ft.) approx.



1ST FLOOR
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA: 79.5 sq.m. (856 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 | | |
| (81-91) B | | 82 |
| (69-80) C | 66 | |
| (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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