



## 96 Keswick Drive, Newbold, Chesterfield, S41 8HN

- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- THREE PIECE SUITE BATHROOM
- POTENTIAL FOR OFF STREET PARKING
- MODERN KITCHEN DINER
- TWO DOUBLE BEDROOMS
- REAR GARDEN AND PATIO
- CALL HUNTERS NOW

**Guide Price £170,000**

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

REDUCED TO A LOWER GUIDE PRICE OF £170,000 to £175,000

No Chain – Ready to Move Into Two Bedroom Semi-Detached Home  
in Sought-After Newbold Location

Nestled in a highly desirable area on the edge of the Peak District, this beautifully presented two bedroom semi-detached home offers the perfect blend of countryside living and modern convenience. Ideally positioned close to scenic country walks, Holmebrook Valley Park and Linacre Reservoir, the property also falls within the catchment area for the highly regarded Outwood Academy and St Mary's Catholic High School.

The accommodation comprises a welcoming entrance hallway, a spacious lounge, and a modern fitted kitchen diner with ample space for family dining and entertaining.

To the first floor, there are two generous double bedrooms and a stylish three-piece family bathroom.

Further benefits include gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency all year round.

Externally, the property features an enclosed rear garden with lawn and patio areas – ideal for relaxing or outdoor dining – with potential for off-street parking to the front.

This delightful home is offered with no upward chain, making it an excellent opportunity for first-time buyers, downsizers or investors alike.

Early viewing is highly recommended to fully appreciate what this move-in ready property has to offer. Call Hunters now!

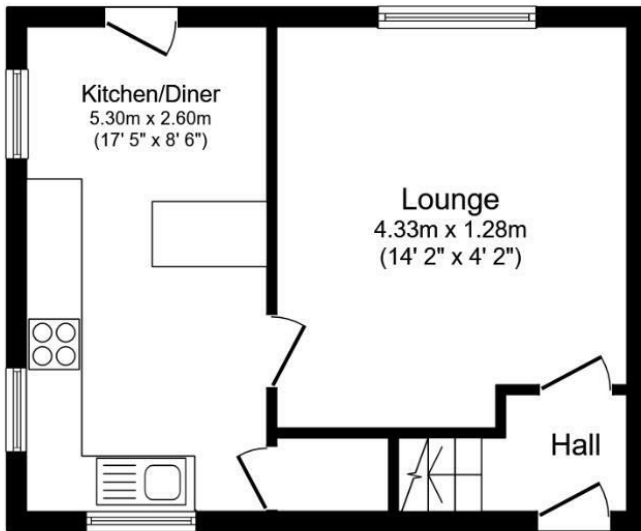
FREEHOLD | TAX BAND A | EPC RATING D





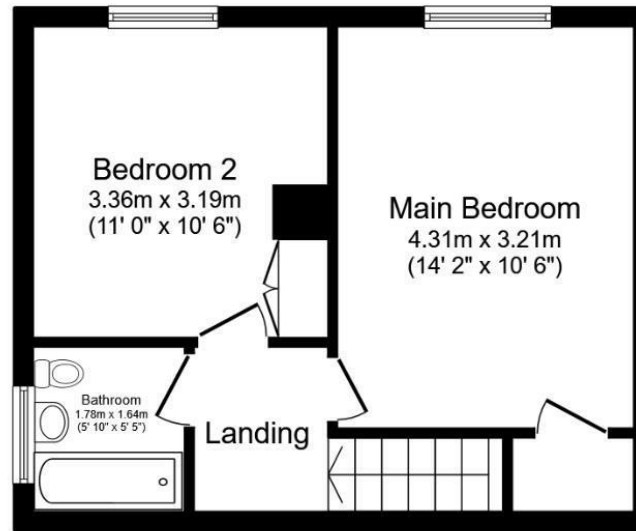






### Ground Floor

Floor area 34.1 sq.m. (367 sq.ft.)



### First Floor

Floor area 34.1 sq.m. (367 sq.ft.)

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

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## 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>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</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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