



## 26 Alpine Grove, Hollingwood, Chesterfield, S43 2JD

- MODERN THREE BED
- DRIVEWAY PARKING FOR THREE CARS
- SIDE PATIO FOR STORAGE / SHEDS
- GAS CENTRAL HEATING
- MID TOWN HOUSE
- LOW MAINTENANCE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZED

**Guide Price £160,000**

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



GUIDE PRICE £160,000 TO £165,000

Take a viewing at this FABULOUS, MODERN, three bedroom town house.

The property is superbly finished and decorated - so ITS A MUST SEE!

This fantastic first time buyer / family home, comprises:- entrance hall, lounge with stairs rising to first floor & a superb MODERN KITCHEN with integrated appliances.

On the first floor are three bedrooms - one double and two single. The two single bedrooms were originally one large double so could be reinstated if required. There is also the modern family bathroom with bath & shower over.

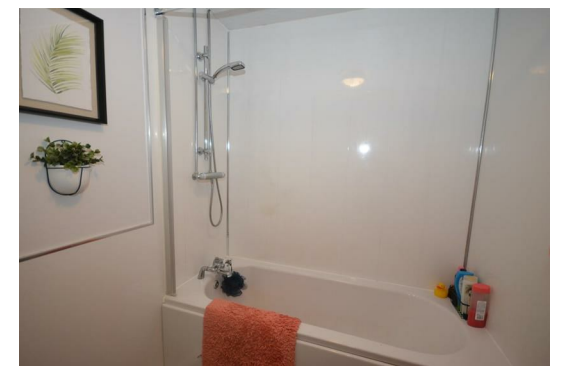
Gas centrally heated & recently fitted uPVC double glazed windows.

Externally there is a driveway for three cars, a low maintenance rear garden & a side patio that leads to an additional outside area ideal for sheds / further storage.

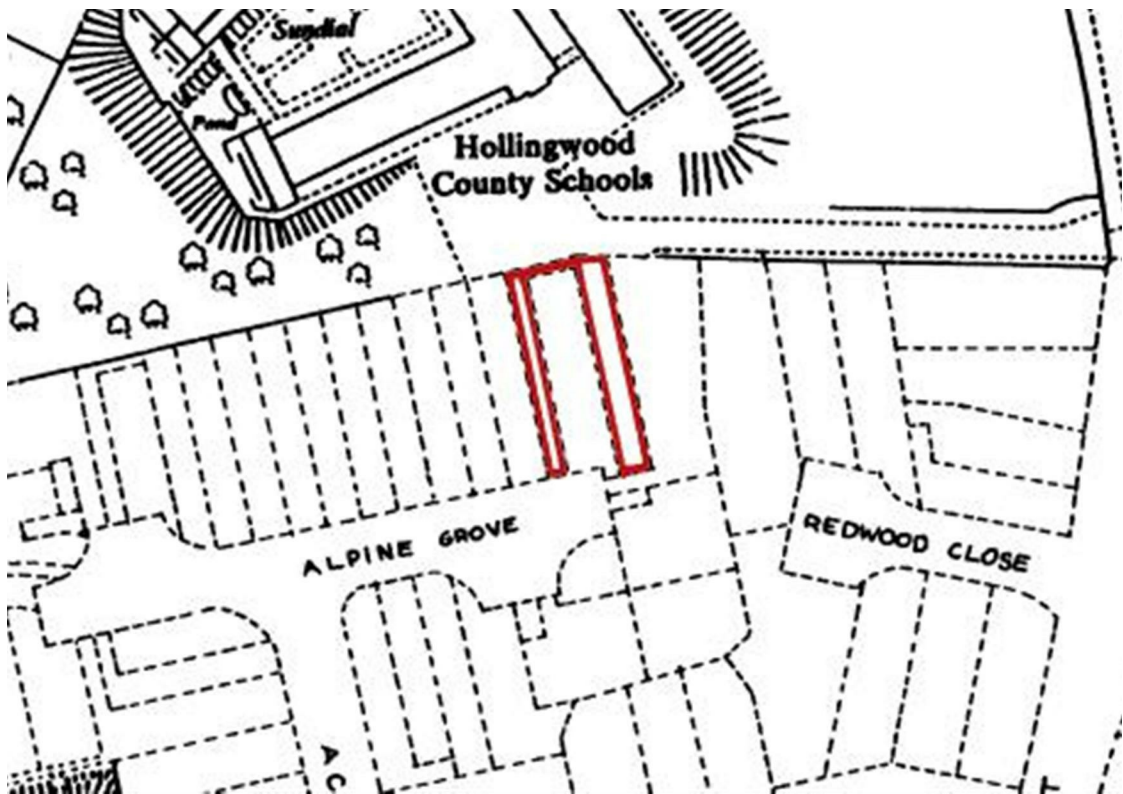
FREEHOLD.

We understand the council tax band is B under Chesterfield Borough Council.

CALL HUNTERS TO VIEW NOW - PHONES ANSWERED 24/7!

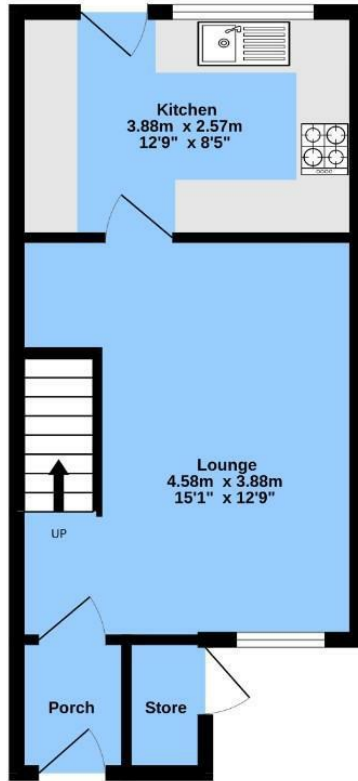




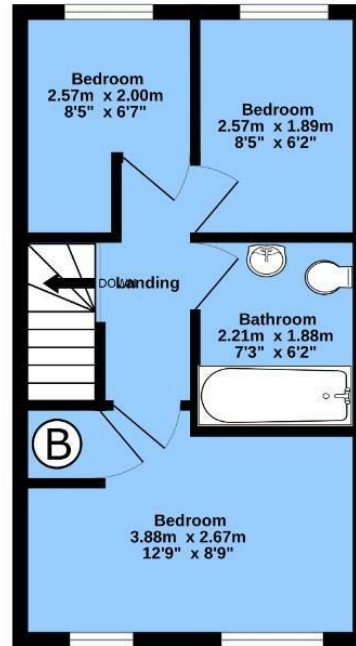




GROUND FLOOR  
31.0 sq.m. (334 sq.ft.) approx.



1ST FLOOR  
27.8 sq.m. (299 sq.ft.) approx.



TOTAL FLOOR AREA : 58.8 sq.m. (633 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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

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