

17 Cherry Tree Drive, Duckmanton, Chesterfield, S44 5JL

- PERFECT STARTER HOME
- NO CHAIN
- DRIVEWAY FOR 2 CARS
- ATTACHED SINGLE GARAGE
- 2 DOUBLE BEDROOMS
- SEMI DETACHED HOUSE IN DUCKMANTON
- IDEAL FOR M1 ACCESS
- CALL HUNTERS NOW

Offers In The Region Of £170,000

HUNTERS®
HERE TO GET *you* THERE

Welcome to this 2 BEDROOM SEMI DETACHED HOME IN Duckmanton. A perfect location for transport links including motorway J29A. Local shops and amenities are within the area. Schools are within the local catchment area and green space is all around.

Situated in a cul de sac with NO CHAIN and a great starter home.

Downstairs, you will find the lounge and open kitchen/diner.

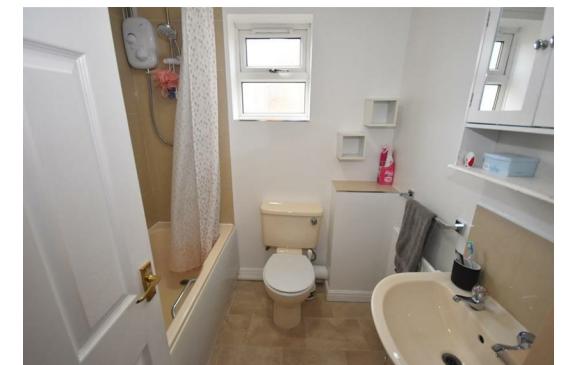
Upstairs, there are 2 double bedrooms and a 3 piece suite bathroom.

Outside there is a garden and patio area to the rear with an attached single garage and driveway with parking for 2 cars to the front.

Gas central heating and uPVC double glazed windows.

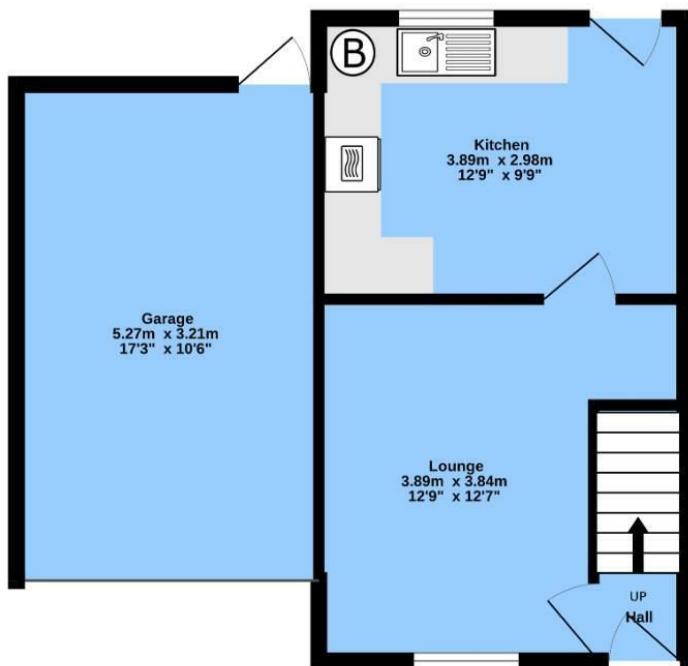
Don't miss out on making this your new home! Call Hunters to book a viewing now!

Freehold, Tax band B



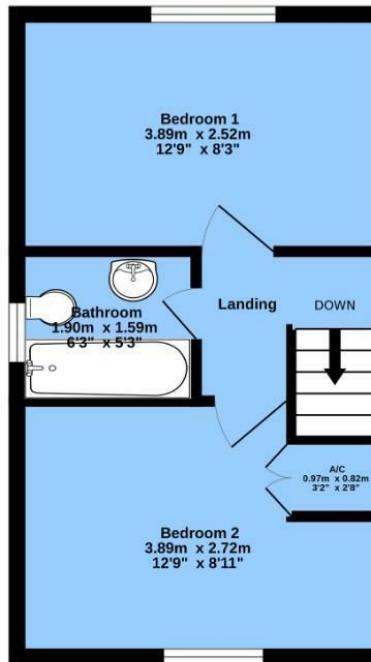


GROUND FLOOR
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA: 70.0 sq.m. (753 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR
26.5 sq.m. (286 sq.ft.) approx.



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		87
(81-91) B		
(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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