



10 St. Augustines Rise, Chesterfield, S40 2RZ

- NO UPWARD CHAIN
- OPEN PLAN LIVING
- TWO MODERN SHOWER ROOMS
- GOOD SIZE REAR GARDEN
- FULLY RENNOVATED THROUGHOUT
- THREE BEDROOMS
- DRIVEWAY PARKING
- CALL HUNTERS NOW

Offers In The Region Of £160,000

HUNTERS®

HERE TO GET *you* THERE

NO CHAIN, THREE BEDROOM SEMI DETACHED HOUSE

This BEAUTIFULLY MODERNISED AND FULLY RENNOVATED three-bedroom semi-detached house is offered with NO CHAIN and is perfect for those looking to move straight in.

Ideally located in Chesterfield Town Centre, the property benefits from excellent local amenities, including nearby schools, fantastic transport links to the M1, and being just a short distance from Queens Park and the popular bottom of Chatsworth Road.

The property boasts a well-thought-out design throughout. On the ground floor, you are welcomed by the hallway, leading to a stylish lounge featuring beautifully tiled flooring that flows seamlessly into the contemporary fitted kitchen. There is also the added convenience of a downstairs three-piece suite shower room, ideal for busy family life.

Upstairs, you will find three generously sized bedrooms, each offering plenty of space and light. A modern, fully tiled three-piece suite shower room completes the upper level.

The property benefits from gas central heating and uPVC double-glazed windows, ensuring comfort and energy efficiency throughout.

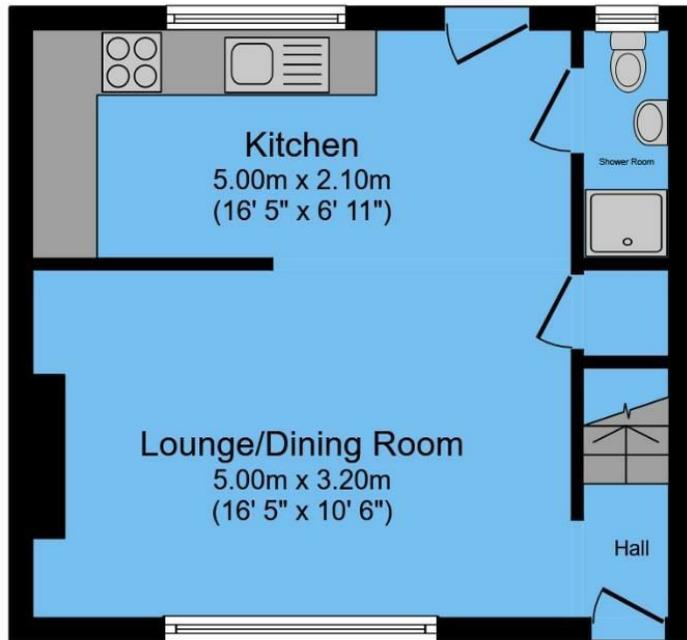
Externally, to the front of the property, there is off-street parking for two cars, while the rear garden offers ample space for outdoor activities and relaxation.

This home is truly ready to move into, offering a perfect blend of modern living and convenience. Don't miss out on the opportunity to view this fantastic property – contact us today to arrange a viewing!

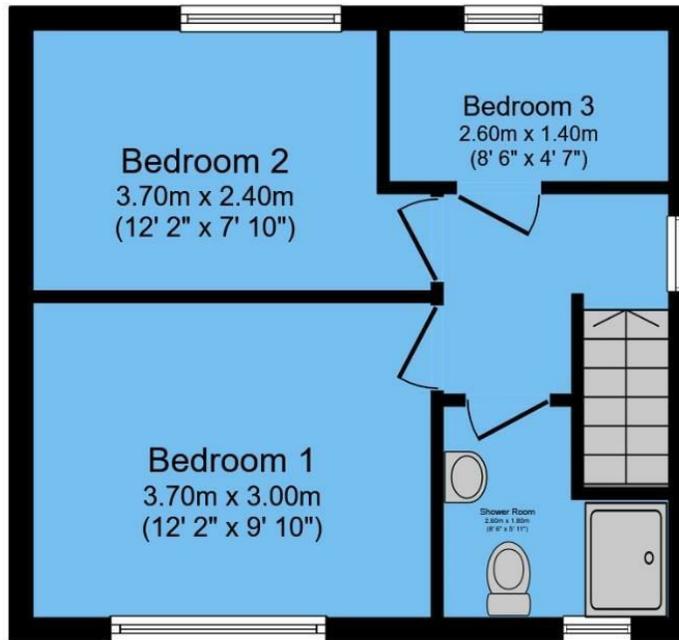
Freehold, Tax Band A, EPC Rating C.







Ground Floor



First Floor

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			85
(69-80) C		70	
(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 63.7 sq.m. (686 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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