



87 Somersall Park Road, Somersall, Chesterfield, S40 3LD

- NO CHAIN
- SOUGHT AFTER LOCATION
- ATTACHED GARAGE
- SOUTHERLY FACING GARDEN
- BACKS ONTO OPEN SOMERSALL PARK
- GREAT POTENTIAL
- THREE BED DETACHED
- DRIVEWAY PARKING
- VIEW BY APPOINTMENT ONLY

Offers In The Region Of £425,000

HUNTERS®

HERE TO GET *you* THERE

****UNEXPECTEDLY BACK ON THE MARKET DUE TO CHAIN COLLAPSE****

OFFERED WITH NO CHAIN IS THIS THREE BEDROOMED DETACHED, FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION BACKING ONTO OPEN SOMERSALL PARK.

Located in one of the most desirable suburbs of Chesterfield, close to the Peak District, walk & parks.

Options to make your own mark & even space to possibly extend (subject to planning permission) - viewings are highly recommended! Please note this is the first time this property has come to market since 1954!

The property comprises:- entrance hall, kitchen, downstairs WC & DUAL ASPECT reception room with views to the rear.

On the first floor are three well proportioned bedrooms, bathroom & separate WC which could all be changed to create a fourth bedroom or another bathroom.

Gas central heating & uPVC double glazed.

Outside sees driveway parking, integral garage, front lawn & SOUTHERLY facing rear garden.

FREEHOLD.

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

GRAB AN EARLY VIEWING BEFORE IT'S TOO LATE - CALL HUNTERS NOW - PHONES ANSWERED 24/7!






ENERGY PERFORMANCE CERTIFICATE

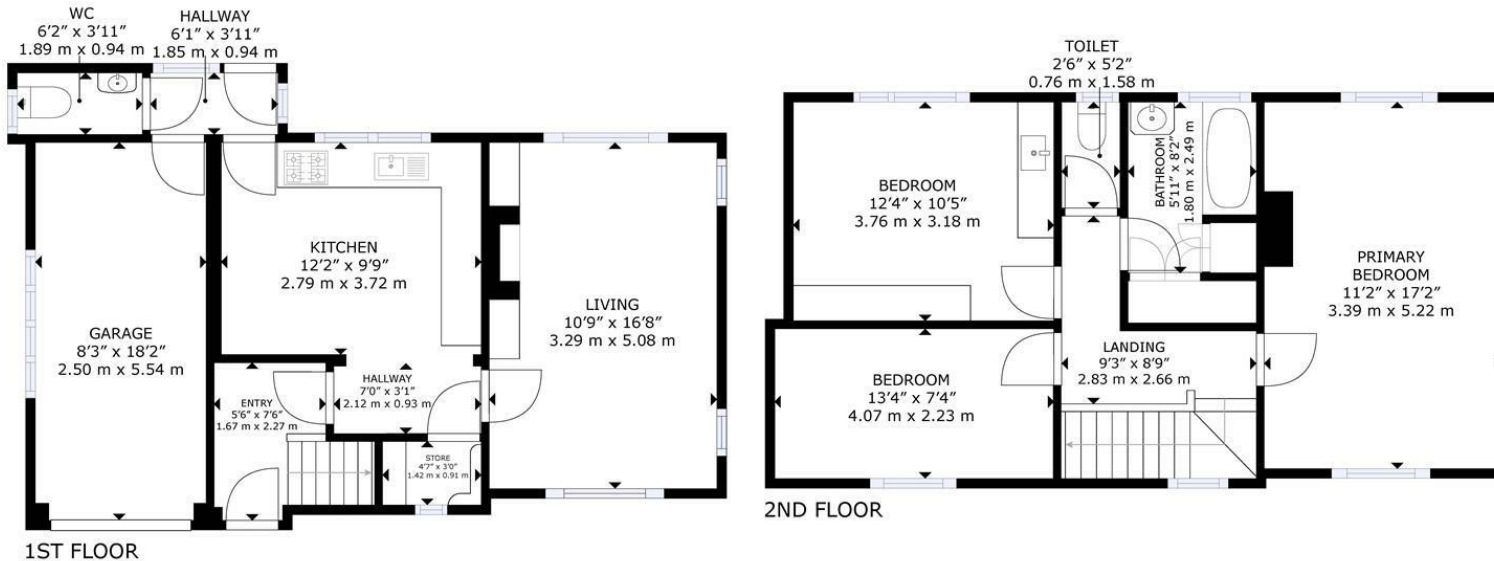
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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



GROSS INTERNAL AREA
 1ST FLOOR: 439 sq. ft, 41 m², 2ND FLOOR: 598 sq. ft, 56 m²
 EXCLUDED AREA: GARAGE: 144 sq. ft, 13 m²
 TOTAL: 1,037 sq. ft, 97 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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