



## 29 Selhurst Road, Newbold, Chesterfield, S41 7HR

- SEMI DETACHED HOUSE
  - 3 BEDROOMS
- 3 PIECE SUITE BATHROOM
  - DRIVEWAY PARKING
- EXTENDED KITCHEN
  - NO CHAIN
- FAMILY SIZED GARDEN
  - CALL HUNTERS NOW

**Offers In The Region Of £160,000**

**HUNTERS®**

HERE TO GET *you* THERE



Welcome to this 3 BEDROOM, SEMI DETACHED HOUSE, located in Newbold. Situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within catchment areas of Outwood Academy.

This property would be ideal for range of buyers, first time buyers or families alike.

\*\*\*OFFERED WITH NO CHAIN\*\*\*

Downstairs, this property comprises of a lounge, dining area, conservatory and extended kitchen.

Upstairs there are 3 good sized bedrooms and a tiled, 3 piece suite bathroom.

Family sized garden to design how you wish with decking and patio. Driveway parking to the front.

Storage heaters (no gas piped to property but available on the road) and uPVC double glazed windows.

Don't miss out on this property, call Hunters to book your viewing now!

Freehold, Tax band A, EPC E.

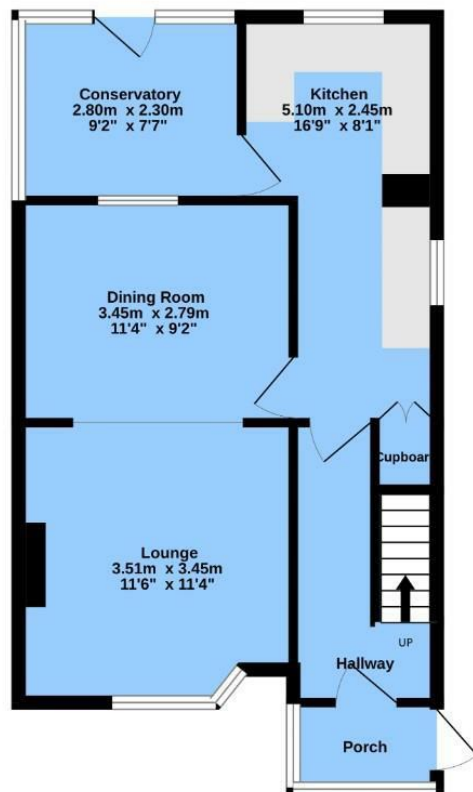




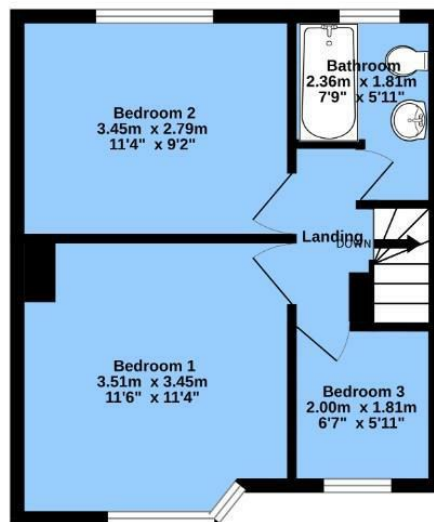




GROUND FLOOR  
46.4 sq.m. (499 sq.ft.) approx.



1ST FLOOR  
31.6 sq.m. (340 sq.ft.) approx.



TOTAL FLOOR AREA : 78.0 sq.m. (839 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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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