



81B Newbold Road, Chesterfield, S41 7PU

- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- THREE BEDROOMS
- GARAGE AND OFF STREET PARKING
- FOUR STOREY DETACHED HOUSE
- KITCHEN DINER
- TWO BATHROOMS
- CALL HUNTERS NOW

Guide Price £300,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £300,000 TO £320,000

LOTS OF SPACE ON OFFER - NEARLY 1,700 SQUARE FEET! Offered with NO CHAIN, is this FOUR STOREY, THREE BEDROOM DETACHED FAMILY HOME.

Ideally positioned a short walk from shops, amenities, Chesterfield Town Centre and train station. Within the catchment area of sought after schools.

Split over the four levels, as you enter you will find the hallway and a downstairs WC.

To the first floor is the modern, fitted kitchen diner, and a spacious lounge.

Going upstairs, there are two good sized bedrooms, one with fitted wardrobes and a modern three piece en suite shower room.

On the third floor there is another bedroom and a three piece suite bathroom.

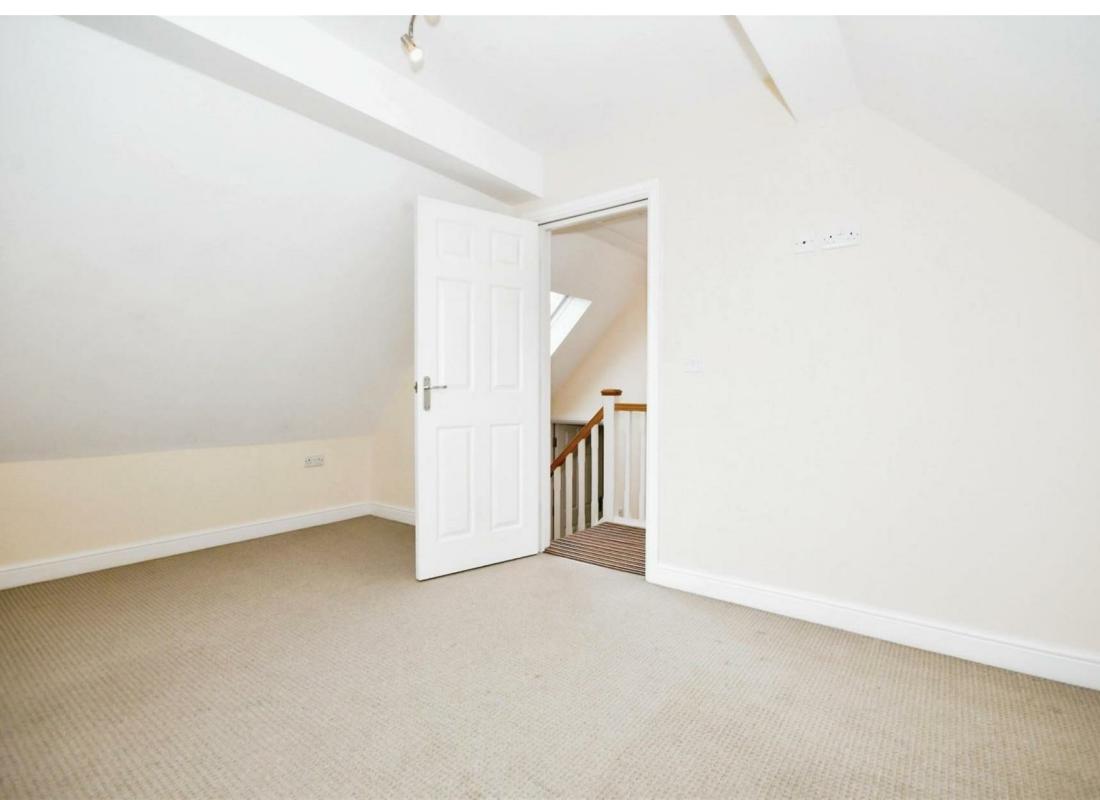
Gas central heating and uPVC double glazed windows.

Front patio area. No garden, to the rear is an integral garage and off street parking.

Call Hunters to arrange your viewing today!

Freehold, Tax Band D, EPC Rating C.

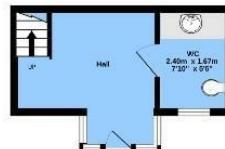




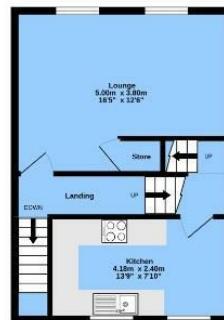
NEW FLOOR
36.0 sq.m. (386 sq.ft.) approx.



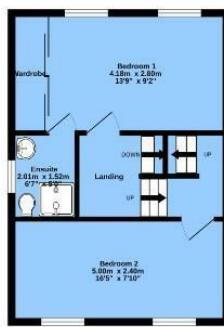
(BAS) (M: N)
13.8 sq.m. (145 sq.ft.) approx.



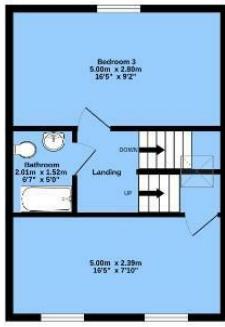
GROUND FLOOR
36.0 sq.m. (386 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (386 sq.ft.) approx.



2ND FLOOR
36.0 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA: 157.5 sq.m. (1695 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) A		87
(81-91) B		78
(69-80) C		
(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.

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