

# SOLD

subject to contract

**232 Storforth Lane, Chesterfield, S40 2TS**

- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- TWO BATHROOMS
- ON STREET PARKING
- NEW ROOF
- TWO DOUBLE BEDROOMS
- LARGE GARDEN
- CALL HUNTERS NOW

**Asking Price £135,000**



**HUNTERS®**  
HERE TO GET *you* THERE

# NO CHAIN, TWO BEDROOM SEMI DETACHED HOUSE.

EXCELLENT LOCATION, just a short distance from the Town Centre, with local amenities & close to different pubs and restaurants.

New roof and partially re-decorated throughout!

Downstairs, this property comprises of a lounge, and a kitchen diner with door out on to the rear garden.

Upstairs, there are two double bedrooms, a bathroom, and a three piece suite shower room.

Gas central heating (Boiler replaced in Apr 24) and uPVC double glazed windows.

Larger than average garden with lawn, decking and patio. On street parking to the front.

Don't miss out on making this property your home. Call Hunters to arrange a viewing now!

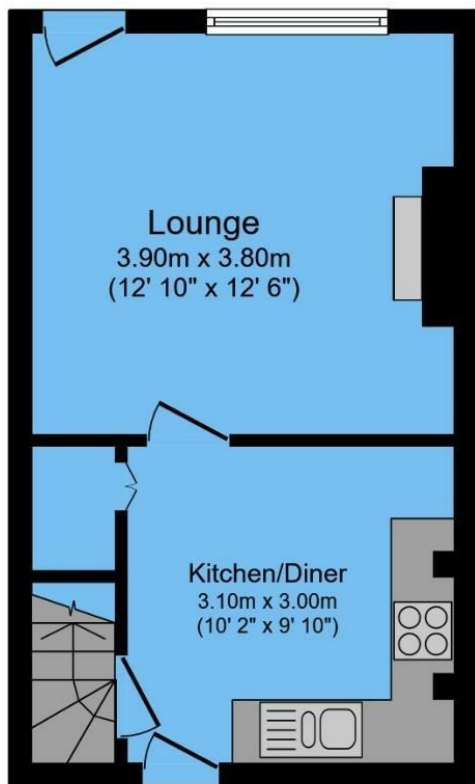
Freehold, Tax Band A.



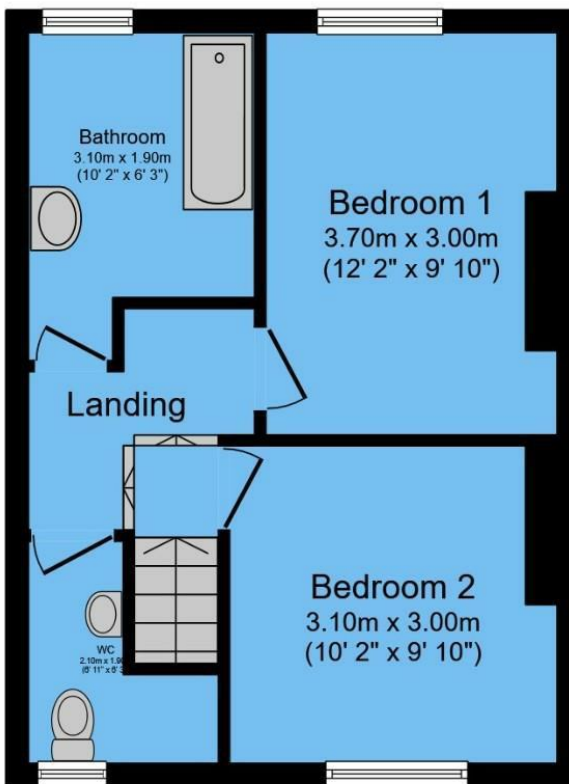








**Ground Floor**



**First Floor**

Total floor area 62.1 m<sup>2</sup> (668 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.



## 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(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

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