



## 12 School Lane, Arkwright Town, Chesterfield, S44 5BZ

- NO CHAIN
- WELL PRESENTED
- ATTACHED GARAGE

- THREE BED BUNGALOW
- DRIVEWAY PARKING
- LOW MAINTENANCE GARDENS

**Guide Price £210,000**

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

**\*GUIDE PRICE OF £210,000 TO £220,000\***

**THREE DOUBLE BEDROOM** semi detached bungalow  
situated in a sought after residential area.

Handy for access to Chesterfield Royal Hospital & M1  
(J29a).

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

Well maintained accommodation comprising of:- hallway,  
lounge & fitted kitchen / diner.

Three very well proportioned bedrooms (one with fitted  
wardrobes, spacious bathroom / WC & separate WC  
access off the hall.

Gas centrally heated & uPVC double glazed.

Driveway parking & attached single garage with up & over  
door.

Front garden & fully enclosed, low maintenance rear  
garden with patios, pebbled & planting areas.

**FREEHOLD.**

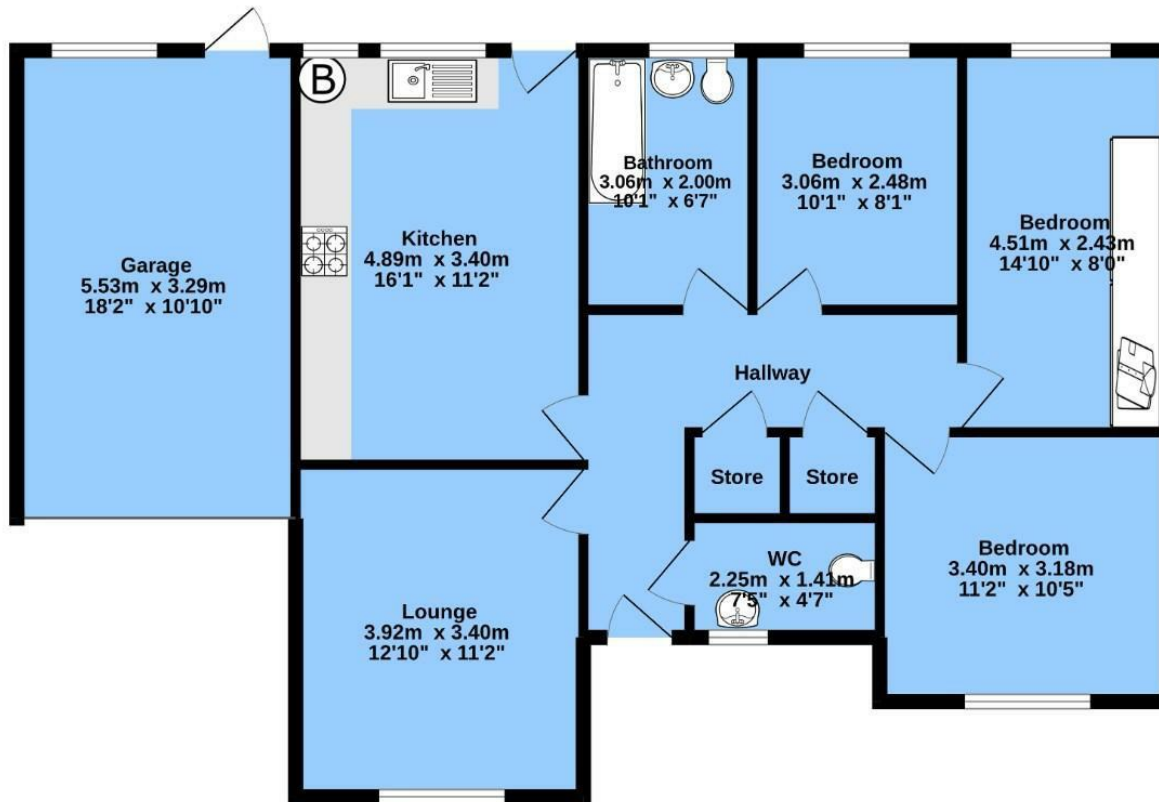
We understand the council tax band is B under North East  
Derbyshire Council.

**Excellent retirement property - DON'T MISS OUT -  
ARRANGE YOUR VIEWING NOW!**





98.6 sq.m. (1062 sq.ft.) approx.




TOTAL FLOOR AREA : 98.6 sq.m. (1062 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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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