



## 48 Springvale Road, Brimington, Chesterfield, S43 1HF

- NO CHAIN
- DRIVEWAY PARKING
- RURAL VIEWS TO REAR
- THREE BEDROOM SEMI
- GARDENS FRONT & REAR
- VIEW NOW

**Offers In The Region Of £160,000**

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

**\*OFFERED WITH NO CHAIN - THREE BEDROOM SEMI  
DETACHED HOUSE ON A GOOD SIZED PLOT\***

**RURAL VIEWS TO THE REAR - BRAND NEW KITCHEN,  
DECORATED THROUGHOUT WITH NEW CARPETS.**

Located in the popular residential area of Brimington, close  
to village amenities and with great public transport  
connections to Chesterfield.

The property comprises:- entrance hall, through lounge,  
modern fitted kitchen / diner, on the first floor are three well  
proportioned bedrooms & combined bathroom / WC.

Outside sees driveway parking for multiple cars, front garden  
& rear garden.

Electric air source heating & double glazed.

Solar panels were installed & owned as part of a grant. No  
FIT payment is paid back to the owners.

**THIS PROPERTY WOULD MAKE A GREAT FIRST TIME  
BUYER / FAMILY HOME BUT WOULD ALSO SUIT AN  
INVESTOR (6.7% YIELD BEING RENTED OUT AT £900  
PER MONTH).**

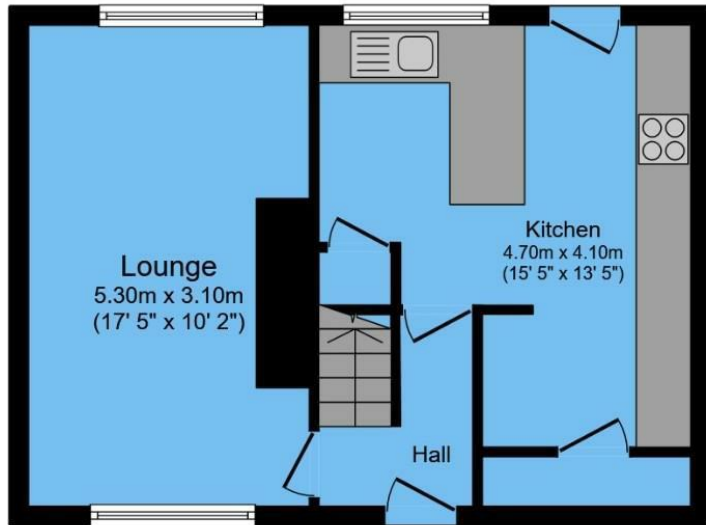
**VIEWINGS AVAILABLE NOW - CONTACT HUNTERS  
NOW TO BOOK YOURS!**

**FREEHOLD | COUNCIL TAX BAND A**

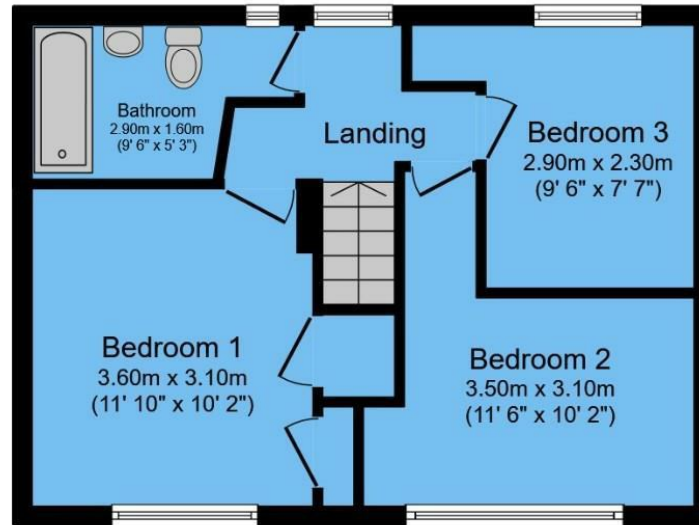








**Ground Floor**



**First Floor**

Total floor area 77.4 sq.m. (833 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(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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