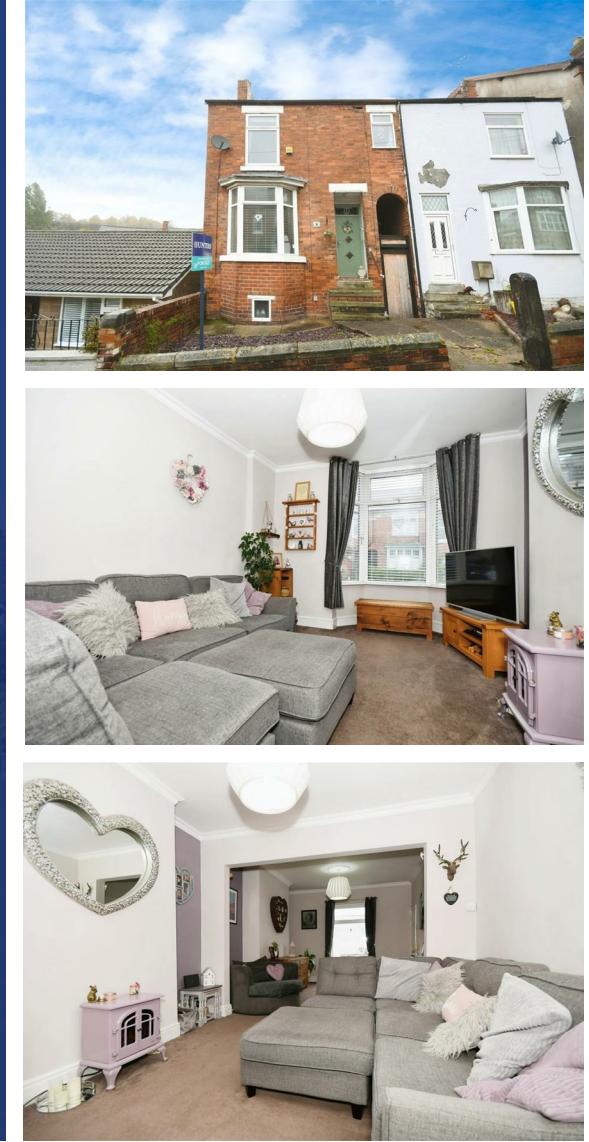


SOLD

subject to contract



4 Hartington Road, Spital, Chesterfield, S41 0HE

- SPACIOUS THREE STOREY HOUSE
 - OPEN PLAN LOUNGE DINER
 - 3 PIECE SUITE BATHROOM
 - ON STREET PARKING
- 3 GOOD SIZED BEDROOMS
 - FAMILY ROOM
 - ENCLOSED REAR GARDEN
 - CALL HUNTERS NOW

Guide Price £190,000 - £210,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £190,000 TO £200,000

DECEPTIVELY SPACIOUS, THREE STOREY, THREE BEDROOM SEMI DETACHED HOUSE.

Located minutes away from Chesterfield Town Centre & Hasland, close to different amenities including shops, schools & doctors and ideal for anyone working at Royal Hospital at Calow. Bus stop to Chesterfield nearby - as is M1 J29 & the Train station.

On the ground floor, you will find: the hallway, WC, and large open plan lounge diner.

On the lower round floor there is the modern kitchen diner and a family room/study.

To the first floor are three well proportioned bedrooms and a three piece suite bathroom.

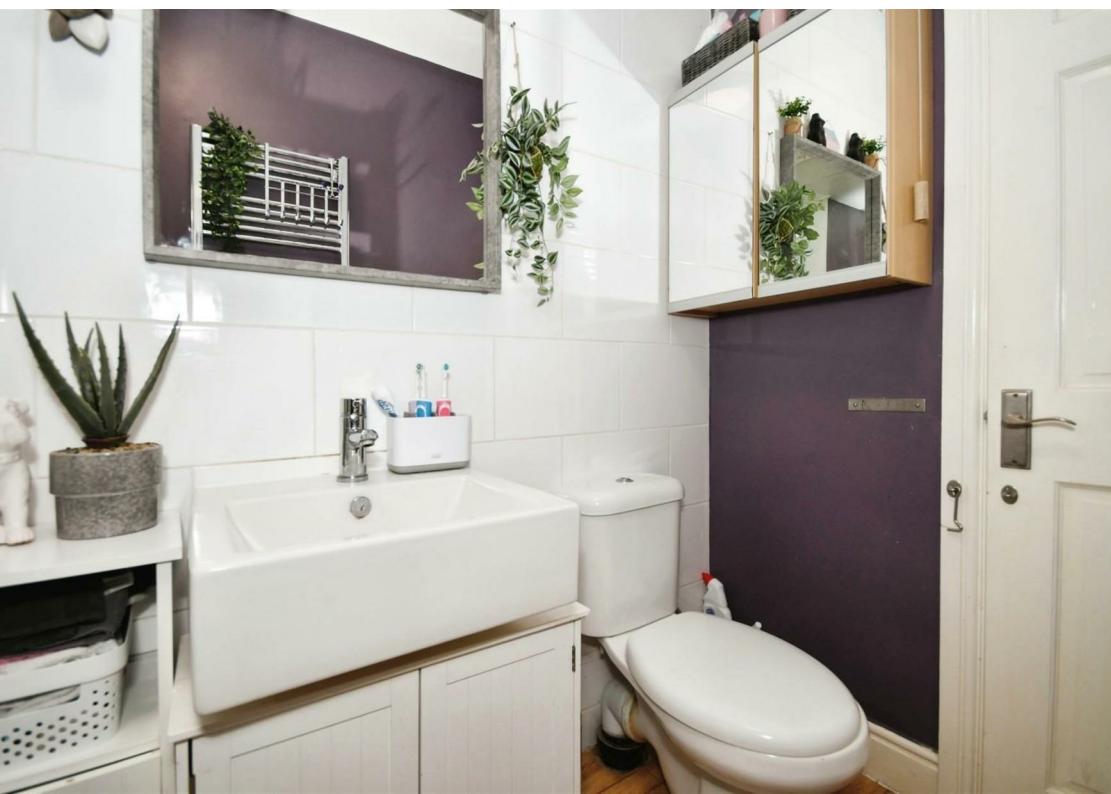
Gas central heating and uPVC double glazed windows.

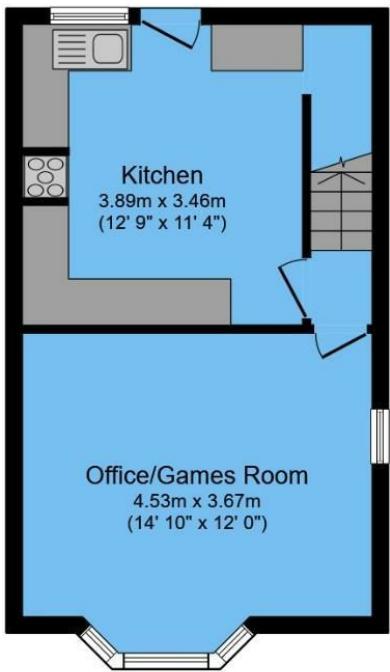
Enclosed rear garden and patio. On street parking.

Call Hunters to book your viewing now - call answered 24/7!

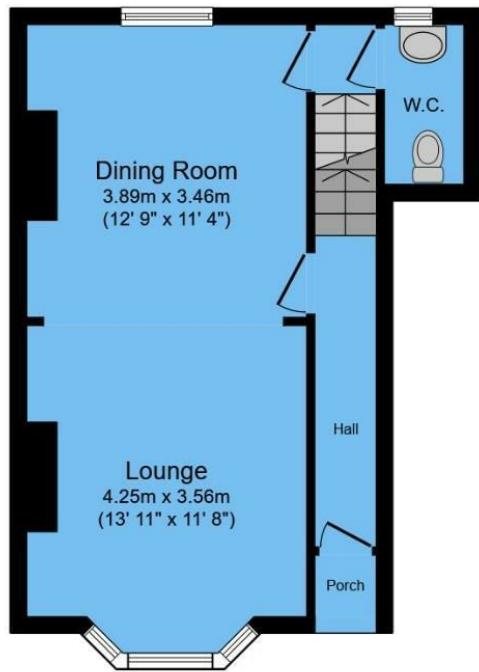
Freehold, Tax Band A, EPC Rating D.



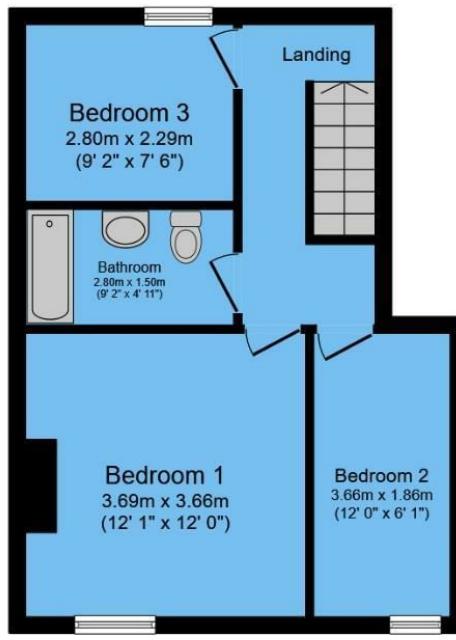




Lower Ground Floor



Ground Floor



First Floor

Total floor area 111.6 m² (1,201 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) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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Chesterfield@hunters.com <https://www.hunters.com>