



9 Brookbank Avenue, Brockwell, Chesterfield, S40 4BA

- NO CHAIN
- SOUGHT AFTER AREA
- GARDEN TO REAR
- TWO BED SEMI
- DRIVEWAY PARKING
- VIEW NOW

Offers In The Region Of £190,000

HUNTERS®
HERE TO GET *you* THERE

Bay windowed, two bedroom semi detached house -
OFFERED WITH NO CHAIN - put your own stamp it!

Popular residential area close to local amenities,
sought after schools & ideal for access to Chesterfield
town centre.

The ideal starter home comprises: - entrance hall,
lounge with bay window, kitchen & side hall.

Two first floor bedrooms & combined bathroom / WC in
white.

Gas centrally heated & uPVC double glazed.

Driveway parking & **BEAUTIFUL** enclosed rear garden
with patio, lawn & shed.

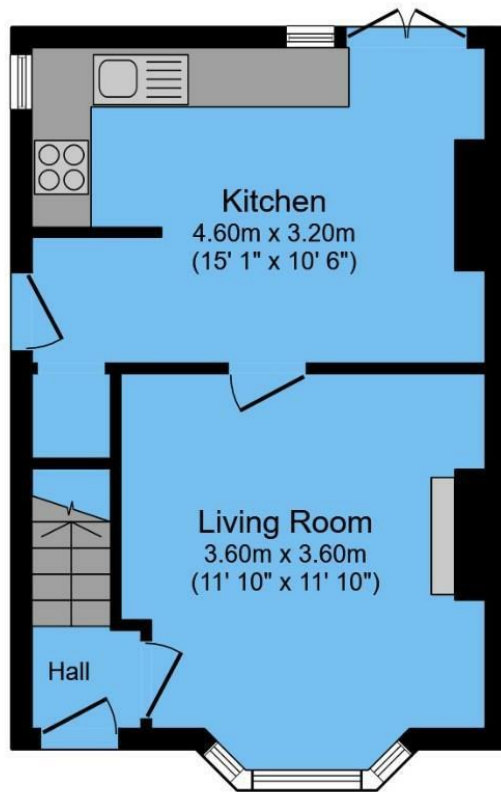
Excellent starter home - available to move straight
into!

**CALL HUNTERS TO VIEW NOW - VIEWINGS BY
APPOINTMENT ONLY!**

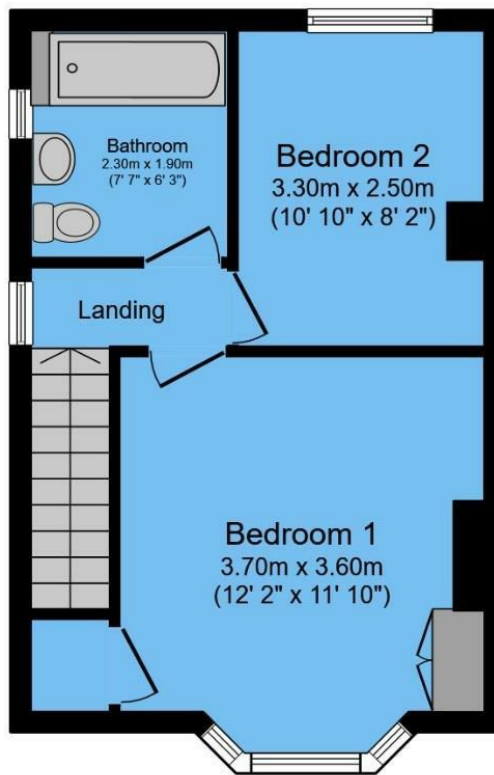
FREEHOLD - COUNCIL TAX BAND B







Ground Floor



First Floor

Total floor area 64.9 m² (698 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		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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