



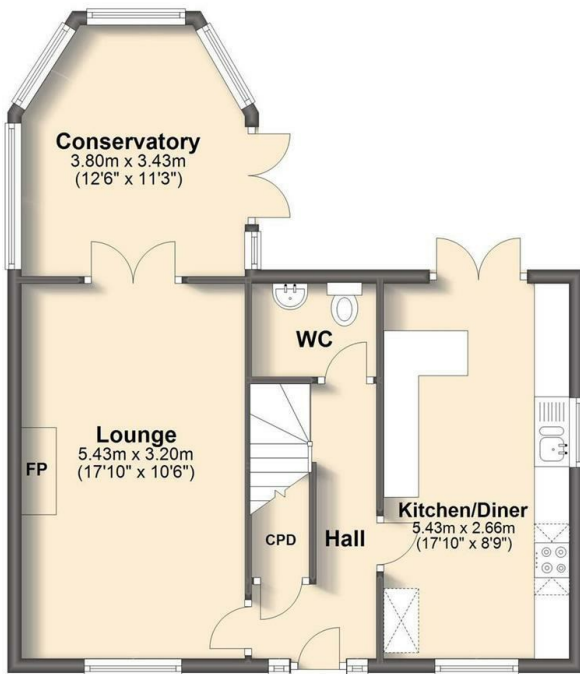
## 73 Somersby Avenue, Walton, Chesterfield, S42 7LY

Offers In The Region Of £359,950

- 4 Bedroom detached family home
- Ideal family home
- Downstaris Wc
- Off street parking for multiple vehicles and space for a garage if required
- 2 Receptions rooms
- Enclose rear garden with decked seating area
- Located in the sought after area of Walton
- Modern kitchen diner with integrated appearances
- Viewing is highly recommended

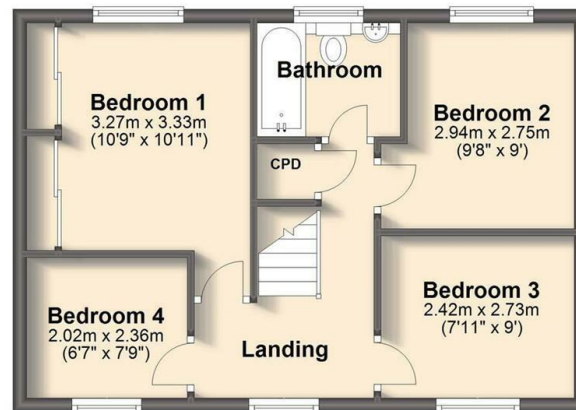
## Ground Floor

Approx. 53.1 sq. metres (572.0 sq. feet)

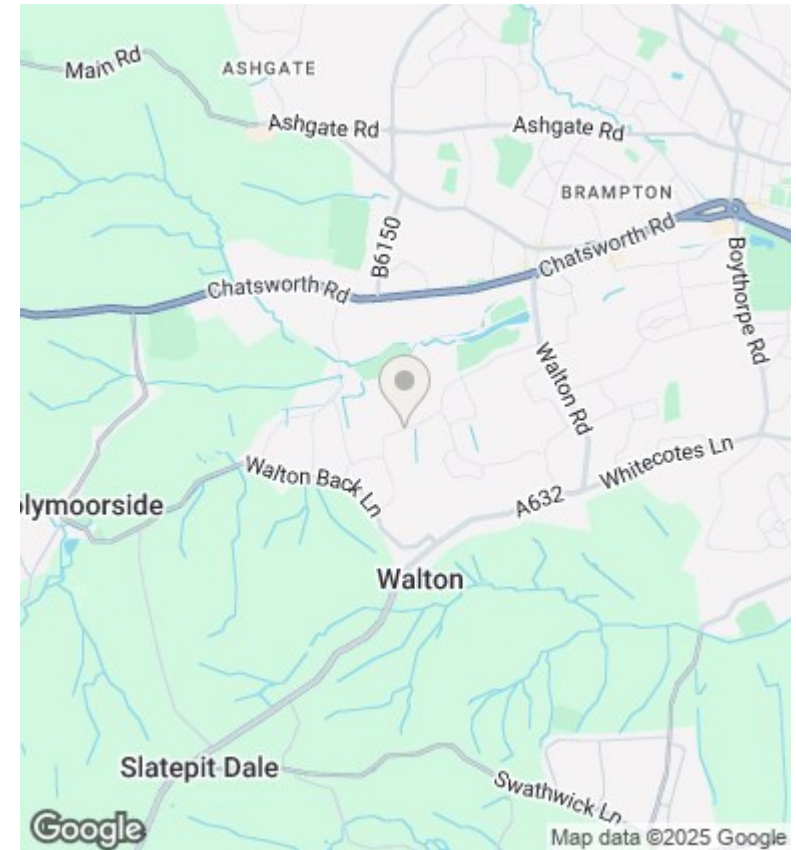


## First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC