



30 Shunters Drift, Barlborough, Chesterfield, S43 4WL

- FAB NEW PRICE!!!! OFFERED WITH NO CHAIN - available now!
- DRIVEWAY AND GARAGE
- SPACIOUS LOUNGE
- TAX BAND B, EPC C
- 3 WELL PROPORTIONED BEDROOMS
- CUL DE SAC LOCATION - WITH GREAT ACCESS TO M1 J30
- KITCHEN/DINER
- CALL HUNTERS NOW

Offers In The Region Of £215,000

HUNTERS[®]
HERE TO GET *you* THERE

FANTASTIC NEW PRICE - Hunters highly recommend a viewing at this THREE BED SEMI DETACHED house located in Barlborough. OFFERED WITH NO UPWARD CHAIN

Ideally situated for M1 access J30 and commuting to Chesterfield or Sheffield. Within the catchment area of local schools and amenities.

Situated in a small cul de sac, this property is perfect for a family.

This property comprises of a spacious lounge, kitchen/diner, downstairs WC, 3 well proportioned bedrooms and a 3 piece suite shower room.

Outside there is a driveway and single garage at the front and a garden to the rear.

Gas central heating (combi boiler) and uPVC double glazed windows.

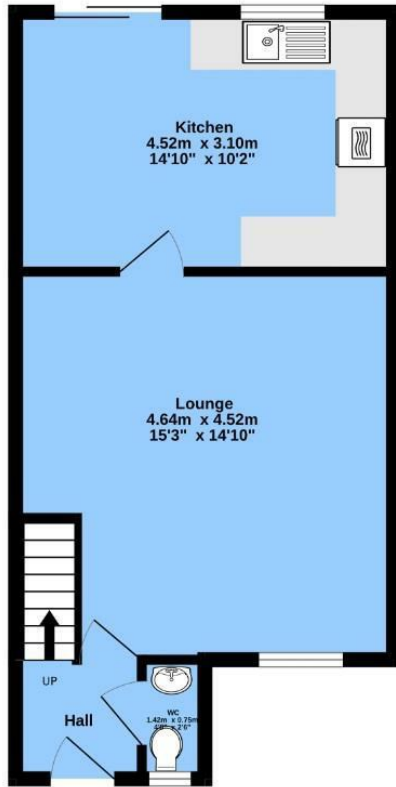
Don't miss out on this property, call Hunters to book a viewing now!

FREEHOLD - COUNCIL TAX BAND - EPC C.

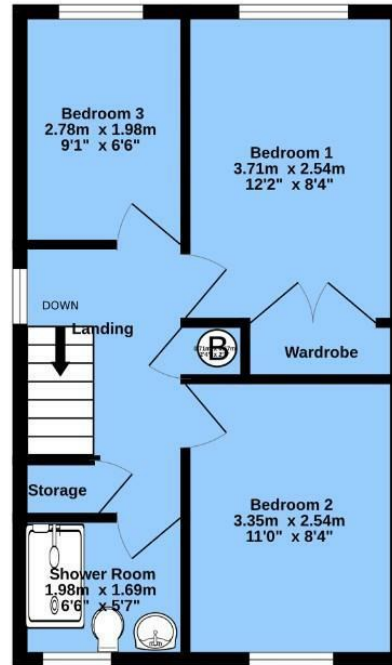




GROUND FLOOR
38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR
34.9 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA : 73.1 sq.m. (787 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) A			85
(81-91) B		70	
(69-80) C			
(55-68) D			
(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

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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com <https://www.hunters.com>