



## 51 Cleveland Way, Loundsley Green, Chesterfield, S40 4QJ

- PERFECT FAMILY HOME
- 4 PIECE SUITE BATHROOM
  - LOUNGE DINER
  - TAX BAND B, EPC D
- 3 WELL PROPORTIONED BEDROOMS
  - SPACIOUS KITCHEN
  - DRIVEWAY PARKING
  - CALL HUNTERS NOW

**Offers In The Region Of £225,000**

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



**OFFERED WITH NO CHAIN!** Located in the very popular area of Loundsley Green, Chesterfield is this superbly presented three bedroom semi detached property.

Close by to lots of local amenities, great bus service, yet minutes drive from the Chesterfield Town Centre, and minutes walk to Holmbrook Valley nature Park.

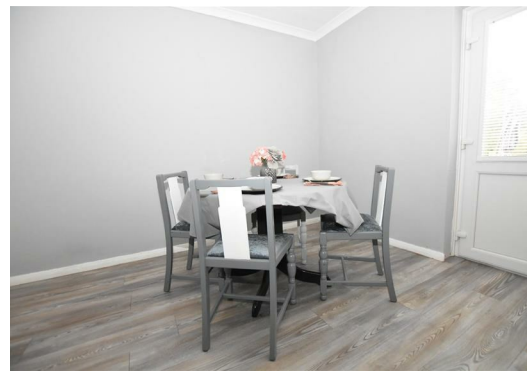
On the ground floor, the property comprises a large entrance hall which gives access off to the spacious fitted and modern breakfast kitchen area. The kitchen has a central breakfast bar and workstation, ample space for all the regular appliances. The kitchen also has a walk-in pantry and a rear entrance porch off with useful storage cupboard.

The lounge diner offers lots of space and and has a rear access door opening on the attractive timber deck raised patio area.

To the first floor are three very well, proportioned bedrooms, and the modern family bathroom with WC, sink, bath and a separate corner, shower cubicle.

Externally to the front of the property benefits from a BC style driveway, suitable for Parking to vehicles, at the rear is a family size garden enclosed by fencing laid to lawn with two wooden outbuildings.

Viewing of this properties, highly recommended – please call Hunters to arrange your viewing today. Calls answered 24/7.

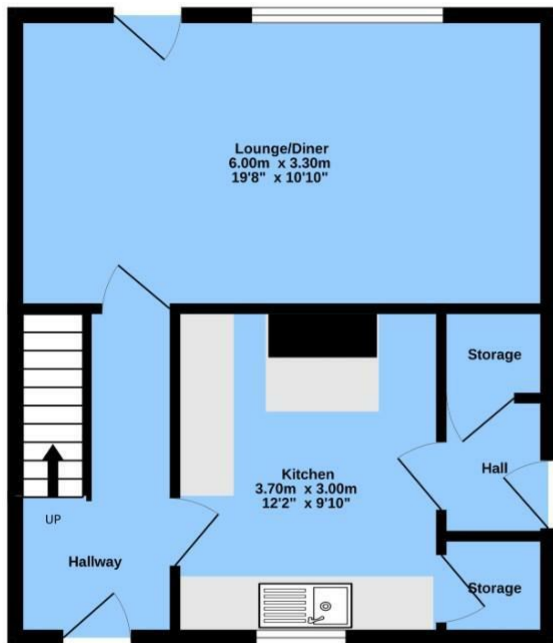




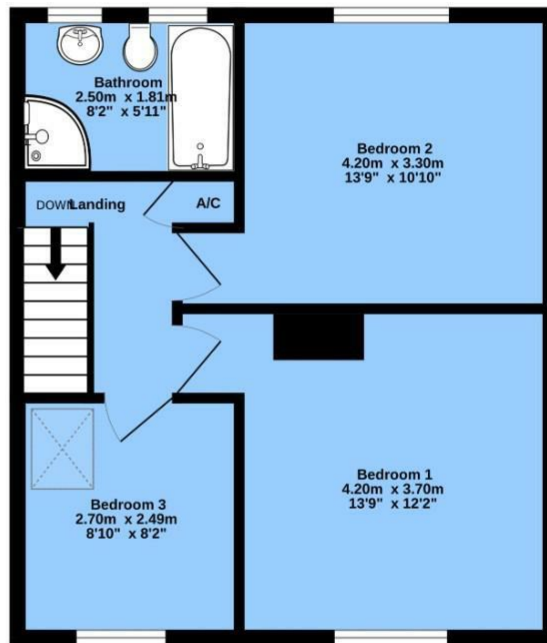




GROUND FLOOR  
41.4 sq.m. (446 sq.ft.) approx.



1ST FLOOR  
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 82.9 sq.m. (893 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(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

### 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.



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