



23 Errington Road, Walton, Chesterfield, S40 3ER

- LINKED DETACHED HOUSE
- DOWNSTAIRS SHOWER ROOM
- DRIVEWAY PARKING
- TAX BAND C, EPC C
- MODERN KITCHEN DINER
- 3 WELL PROPORTIONED BEDROOMS
- GARDENS TO THE FRONT AND REAR
- CALL HUNTERS NOW

Guide Price £300,000

HUNTERS®
HERE TO GET *you* THERE

REDUCED FOR QUICK SALE TO A GUIDE PRICE OF £300,000 TO £315,000

An excellently well presented three bedroom link-detached house. NO CHAIN.

Located in Walton, a popular estate to the West of the Town centre - HIGHLY SOUGHT AFTER LOCATION close to local amenities & out towards the Peak District & Matlock. Within the catchment for Brookfield Community School.

The accommodation comprises of an entrance hall, lounge, modern fitted kitchen diner, conservatory and a fully tiled 3 piece suite shower room.

Upstairs there are 3 well proportioned bedrooms and a 3 piece suite family shower room.

The property also has a blocked paved driveway for 2 cars. To the rear you will find a very attractive landscaped, lawned garden with patio.

GCH (combi) and fully uPVC double glazed windows.

A superb family home - MUST BE VIEWED!

Don't miss out on seeing this property, Call Hunters to book your viewing now!


Freehold, Tax band C, EPC rating C.





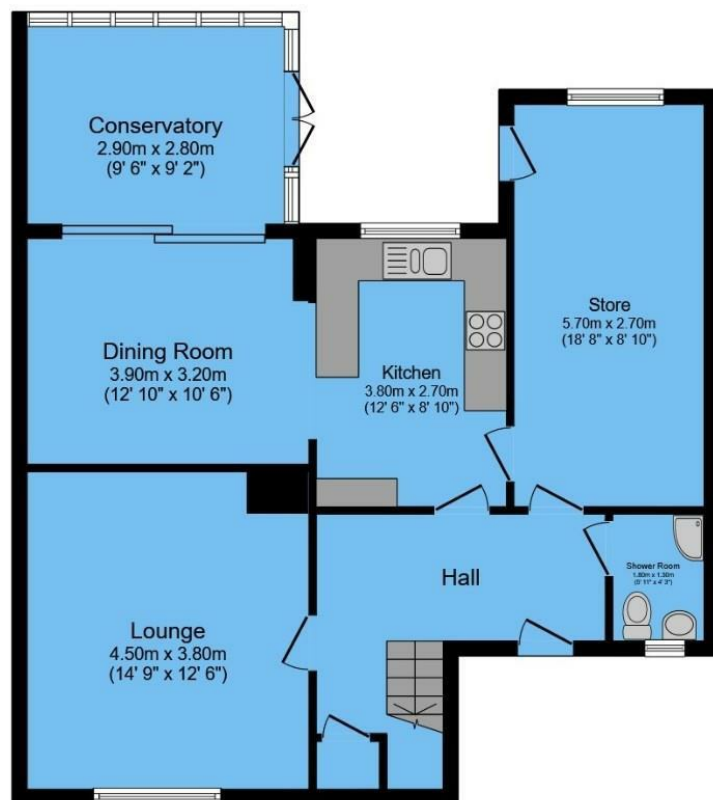
ENERGY PERFORMANCE CERTIFICATE

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.

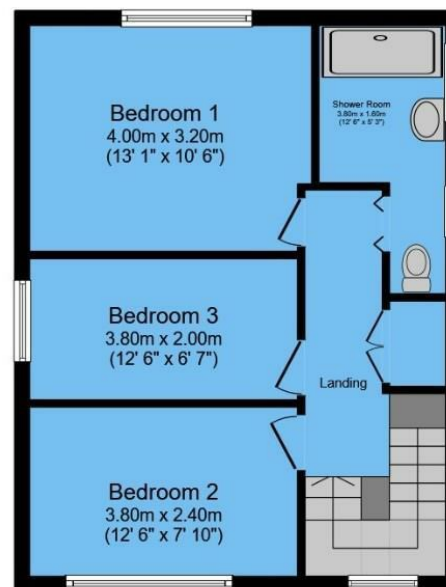
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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



Ground Floor



First Floor

Total floor area 129.2 m² (1,391 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.



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