



Total floor area 188.4 sq.m. (2,028 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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## 2 Gladstone Road, Saltergate, Chesterfield, S40 4TE

- GREAT FAMILY HOME
- LOUNGE WITH BAY WINDOW
- KITCHEN AND SEPARATE DINER
- PATIO REAR GARDEN
- 4 BEDROOM MID TERRACE
- MODERN SHOWER ROOM
- ON STREET PARKING
- CALL HUNTERS NOW

**Guide Price £300,000 - £325,000**



**\*\*GUIDE PRICE £300,000 to £325,000\*\***

**OVER 2,000 SQUARE FEET OF ACCOMODATION  
- MODERN, 4 BEDROOM MID TERRACE HOUSE.  
Situating in a highly sought after area of Chesterfield,  
with Brookfield School catchment area, close to local  
amenities, within walking distance of Town Centre &  
easy access to the Peak District.**

As you enter this property, you will find the modern lounge with bay window, dining room, kitchen, storage, WC, stairs down to the cellar and the first floor.

Going upstairs, there are 4 well proportioned bedrooms, a modern tiled shower room, separate WC and stairs to the loft floor.

To the rear there is an easy to maintain, patio garden.  
On street parking available at the front.

Gas central heating and uPVC double glazed windows.

Don't miss out on this amazing property - great for families. Call Hunters to book your viewing now!

Freehold, Tax band C, EPC rating D.





## 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>56</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



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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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>