

SOLD

subject to contract



11 Grasscroft Close, Loundsley Green, Chesterfield, S40 4HL

- CUL DE SAC LOCATION
- 3 GOOD SIZED BEDROOMS
- KITCHEN OPENING TO DINER
- OFF STREET PARKING
- WELL PRESENTED MID TERRACE
- SPACIOUS LOUNGE
- SHOWER ROOM AND SEPERATE WC
- CALL HUNTERS NOW

Offers In The Region Of £150,000

HUNTERS[®]
HERE TO GET *you* THERE

Welcome to this charming, 3 BEDROOM, MID TERRACE HOUSE. Located in Loundsley Green, a sought after residential area to the West of Chesterfield, close to local amenities & popular schools.



Perfect for a growing family or first time buyers.

As you step inside this well presented property, you will find the porch, spacious lounge, and kitchen opening into the dining room.

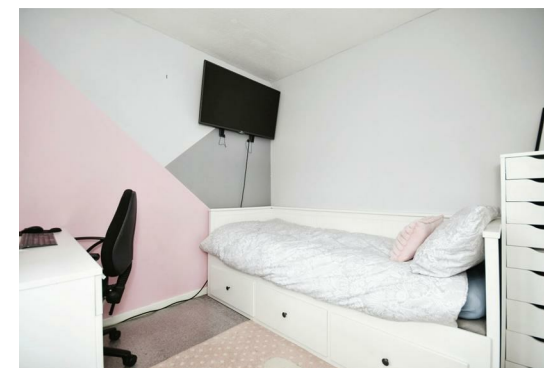


Going upstairs, there are 3 well proportioned bedrooms, a modern shower room, and a separate WC.



Gas central heating and uPVC double glazed windows.

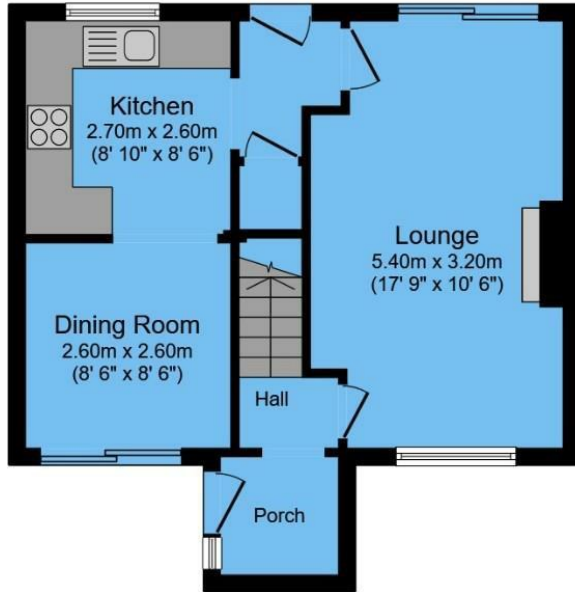
Off street parking is available for 1 car, with gardens and patio to the front and rear.



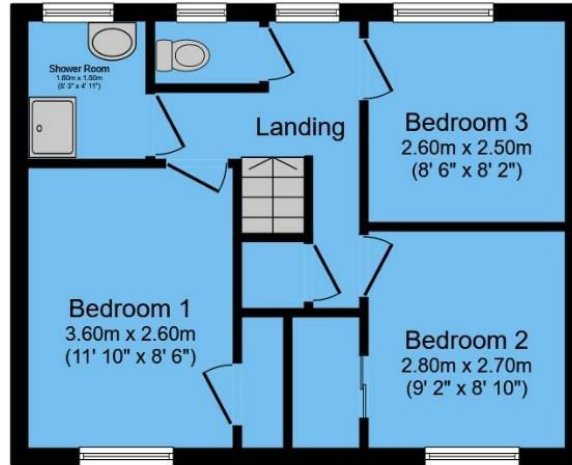
Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing!

FREEHOLD, Tax Band A, EPC Rating D.





Ground Floor



First Floor



Outbuilding

Total floor area 79.8 m² (859 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.



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			85
(69-80) C		67	
(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

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