

## 69 North Crescent, Duckmanton, Chesterfield, S44 5EY

- END TERRACE HOUSE
- OWNED SOLAR PANELS
- MODERN SHOWER ROOM
- DRIVEWAY PARKING
- 3 GOOD SIZED BEDROOMS
- LARGE REAR GARDEN
- SPACIOUS KITCHEN DINER
- CALL HUNTERS NOW

**Offers In The Region Of £175,000**

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

Welcome to this 3 BEDROOM, END TERRACE HOUSE, situated in Duckmanton. Perfect location for transport links including motorway J29A. Local shops and amenities are within the area. Schools are within the local catchment area and green space is all around.

## SUPERB, AFFORDABLE FAMILY/STARTER HOME.

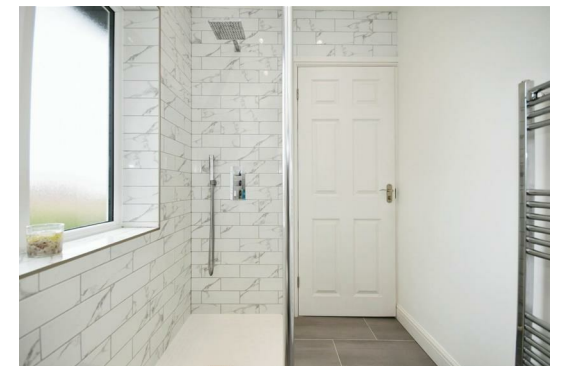
As you enter this well presented property, you will find: the modern lounge with bay window and multi fuel burner, spacious kitchen diner, 3 well proportioned bedrooms, and a modern, tiled, shower room.

Gas central heating (combi boiler) and uPVC double glazed windows. Owned solar panels which generate a yearly income (in the last 12 months came to £963).

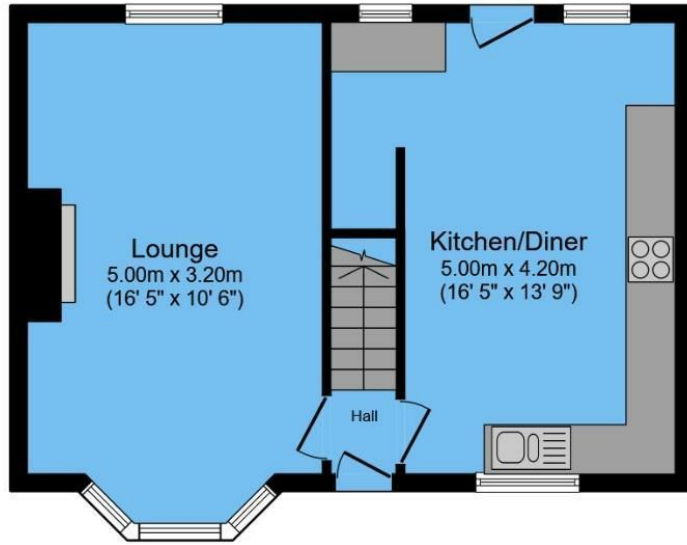
Outside there is driveway parking to the front and a VERY LARGE, fully enclosed rear garden.

Don't miss out on viewing this amazing property, call Hunters to view now!

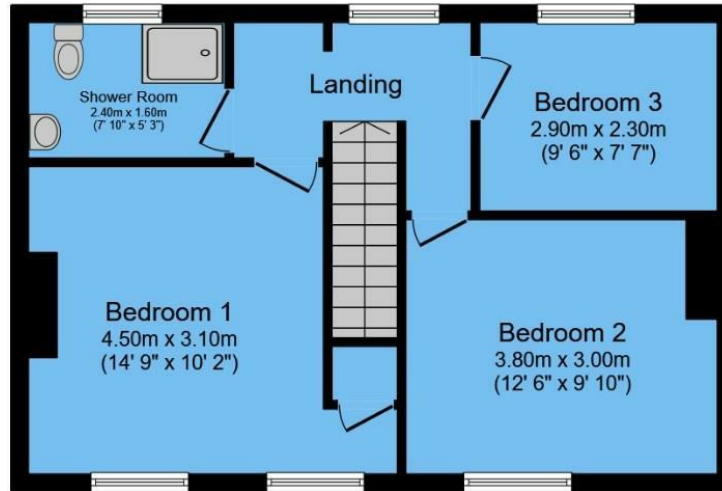
Freehold, Tax Band A, EPC Rating B.







**Ground Floor**



**First Floor**

Total floor area 90.7 m<sup>2</sup> (976 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) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>92</b>
(69-80) <b>C</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

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