

SOLED

subject to contract



12 Creswick Close, Walton, Chesterfield, S40 3PX

- 3/4 BEDROOMS
- OPEN PLAN DINING ROOM
- REAR GARDEN WITH SEATING AREA
- ELECTRIC CAR CHARGING POINT
- WELL PRESENTED DETACHED HOUSE
- LOUNGE WITH LOG BURNER
- DRIVEWAY PARKING
- CALL HUNTERS NOW

Guide Price £350,000 - £375,000

HUNTERS®
HERE TO GET *you* THERE

****GUIDE PRICE £350,000 - £375,000****

Welcome to this 3/4 BEDROOM, DETACHED HOUSE in Walton. Located in a popular estate to the West of the Town centre - HIGHLY SOUGHT AFTER LOCATION close to local amenities & out towards the Peak District & Matlock.

As you enter this modern property you will find the lounge with log burner, kitchen, open plan dining room with double doors out to the garden, a 3 piece suite shower room, another reception room, and a study/bedroom.

Going upstairs, there are 3 well proportioned bedrooms, and a 3 piece suite tiled bathroom.

Gas central heating and uPVC double glazed windows.

To the rear, there is a beautiful private rear garden with seating area.

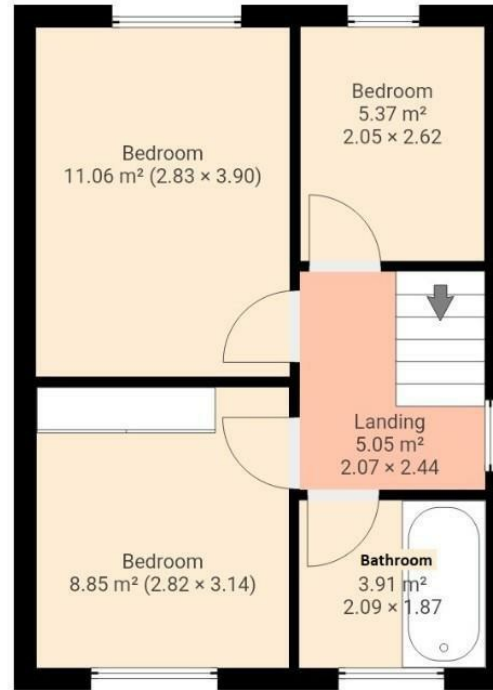
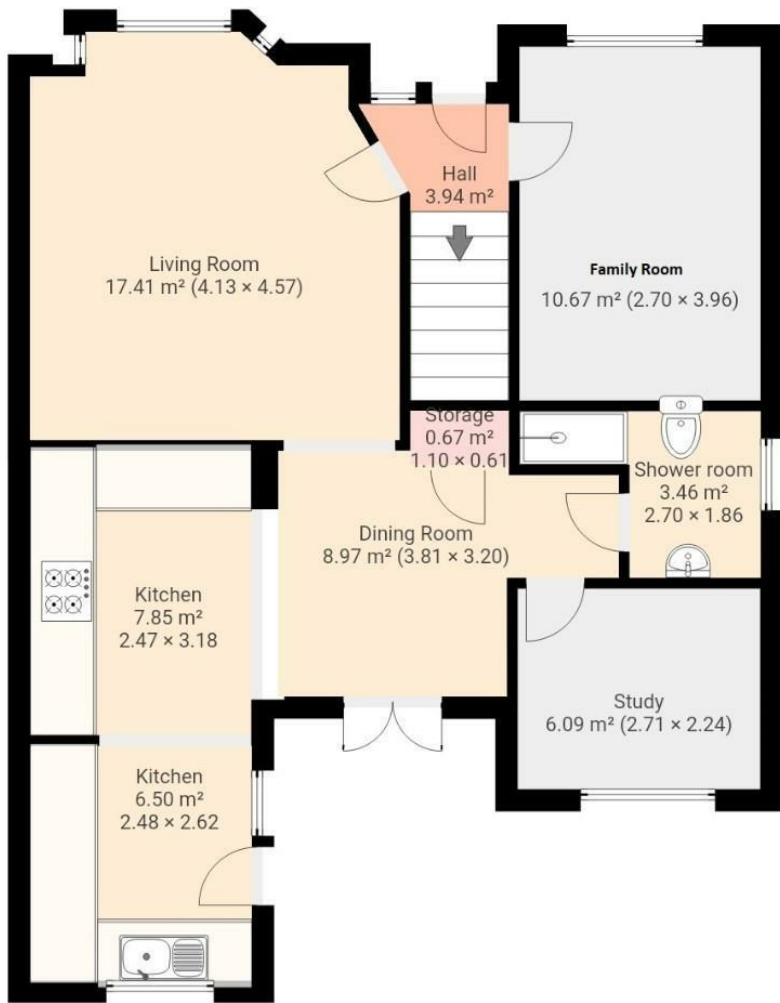
Driveway parking for multiple cars and electric car charging point.

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

Freehold, Tax Band 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			81
(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

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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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