



## 25 Oakley Avenue, Brockwell, Chesterfield, S40 4DS

- 3 GOOD SIZED BEDROOMS
  - EXTENDED KITCHEN
- LOTS OF OFF STREET PARKING
  - TAX BAND B, EPC RATING D
- MODERN BATHROOM
- LOUNGE INTO DINER
- SPACIOUS GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £250,000**

**HUNTERS®**

HERE TO GET *you* THERE



Welcome to this 3 BEDROOM, SEMI DETACHED HOUSE, modernised by the current owners. Situated in a popular location of Brockwell, within catchment area of Outwood Academy Secondary School & Brockwell Primary school, close to all local amenities, within easy reach of Town Centre, walking distance to the "Hub" of Chatsworth Road restaurants, hairdressers, pubs, cafes & more.

Located on a LARGE CORNER PLOT, at the HEAD OF THE CUL DE SAC.

As you enter this property, you will find the lounge which opens into the dining room with double doors backing onto the rear garden, and the extended kitchen.

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

Gas central heating (combi boiler) and uPVC double glazed windows.

To the rear, there is a spacious garden with patio space. Plenty of off street parking to the front, and a detached, single garage.

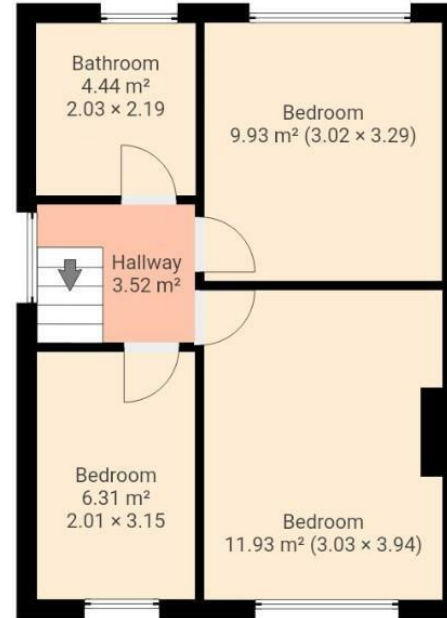
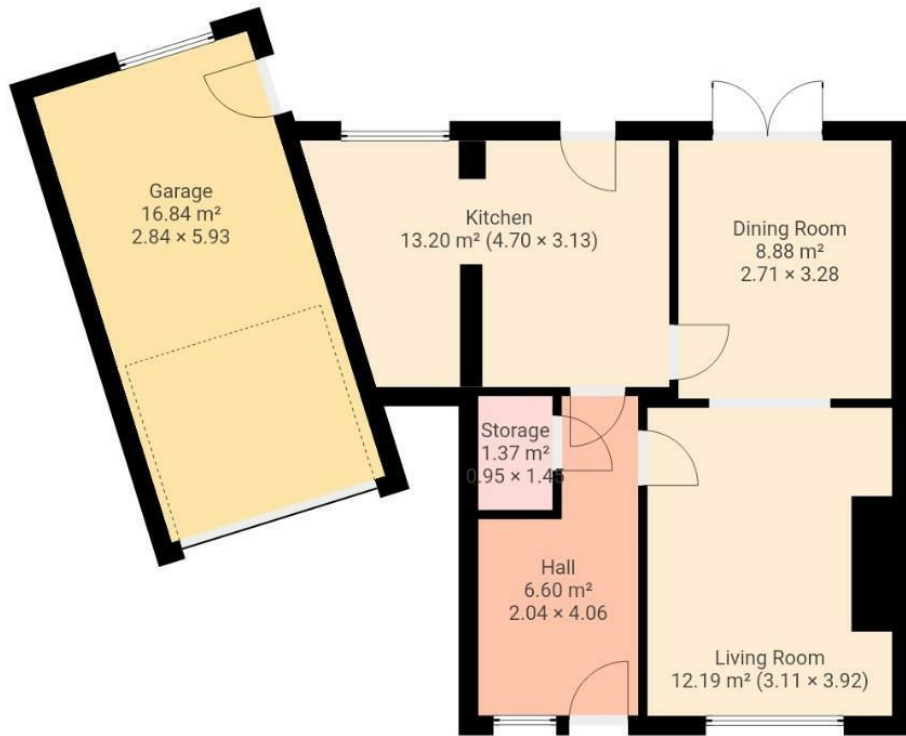
Don't miss out on viewing this beautiful property, call Hunters to book your viewing now!

Freehold, Tax Band B, EPC Rating D.









THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## 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                                   |  |                         | 82        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 55                      |           |
| (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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