



## 17 Mill Stream Close, Walton, Chesterfield, S40 3DS

- CUL DE SAC LOCATION
- OPEN LOUNGE DINER
- 4 GOOD SIZED BEDROOMS
- WELL MAINTAINED GARDEN
- IN NEED OF COSMETIC UPDATING
- 3 PIECE SUITE BATHROOM
- DETACHED GARAGE AND DRIVE
- CALL HUNTERS NOW

**Guide Price £350,000 - £375,000**

**HUNTERS®**

HERE TO GET *you* THERE



**\*\*GUIDE PRICE OF £350,000 TO £375,000 -  
OFFERED WITH NO CHAIN\*\***

**Situated on a CUL DE SAC is this 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.**

**Downstairs, you will find the hallway, L shaped lounge  
into diner with sliding doors onto the rear garden,  
kitchen, utility room, and a WC.**

**Going upstairs, there are 4 bedrooms, and a 3 piece  
suite bathroom.**

**Gas central heating and uPVC double glazed  
windows.**

**Driveway and detached garage at the front. Well  
maintained garden at the rear.**

**In need of cosmetic update, but provides opportunity  
to put your own stamp on, don't miss out on viewing  
this property, call Hunters to book yours now!**

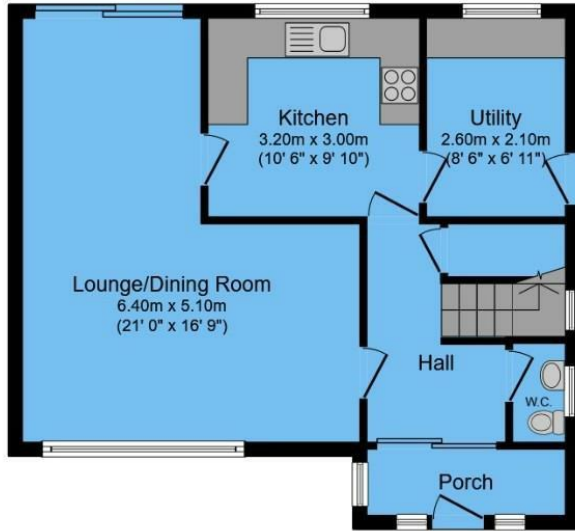
**Freehold, Tax Band D, EPC Rating D.**



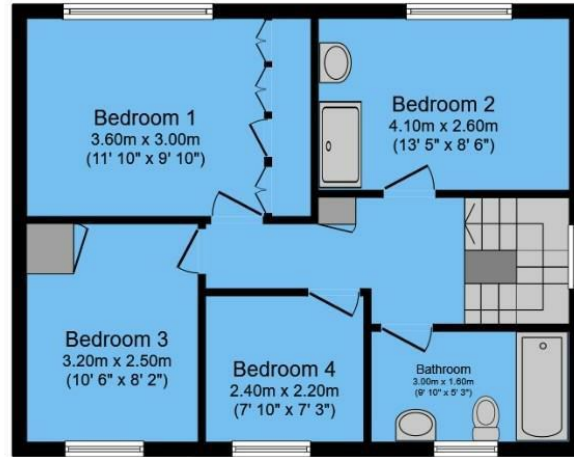








**Ground Floor**



**First Floor**



**Garage**

## 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>81</b>
(69-80) <b>C</b>	<b>68</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

Total floor area 122.6 m<sup>2</sup> (1,320 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.



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

Tel: 01246 540540 Email:

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