



17 Stanford Way, Walton, Chesterfield, S42 7NH

- EXTREMELY WELL PRESENTED
- LOUNGE WITH SLIDING DOORS
- FOUR GOOD SIZED BEDROOMS
- DETACHED GARAGE AND OFF STREET PARKING
- CALL HUNTERS
- PERFECT FAMILY HOME
- OPEN PLAN KITCHEN DINER
- FOUR PIECE SUITE FAMILY BATHROOM
- NO CHAIN

Reduced To £390,000

HUNTERS®

HERE TO GET *you* THERE

****REDUCED FOR QUICK SALE ****

Welcome to this **EXTREMELY WELL PRESENTED, 4 BEDROOM, DETACHED, FAMILY HOME**. Located in Walton on a cul de sac, a popular estate to the West of the Town centre - **HIGHLY SOUGHT AFTER LOCATION** close to local amenities, within school catchment area for Holymoorside Primary School and Brookfield Secondary School, & out towards the Peak District & Matlock.

****OFFERED WITH NO CHAIN****

As you enter this property you will enter the hallway, spacious, modern lounge with sliding doors into the rear garden, open plan fitted kitchen diner, and a wc/utility room.

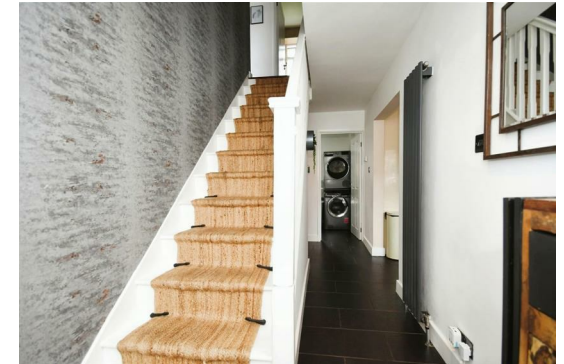
Going upstairs, there are three double bedrooms and one single bedroom. Also, there is a modern, four piece suite family bathroom.

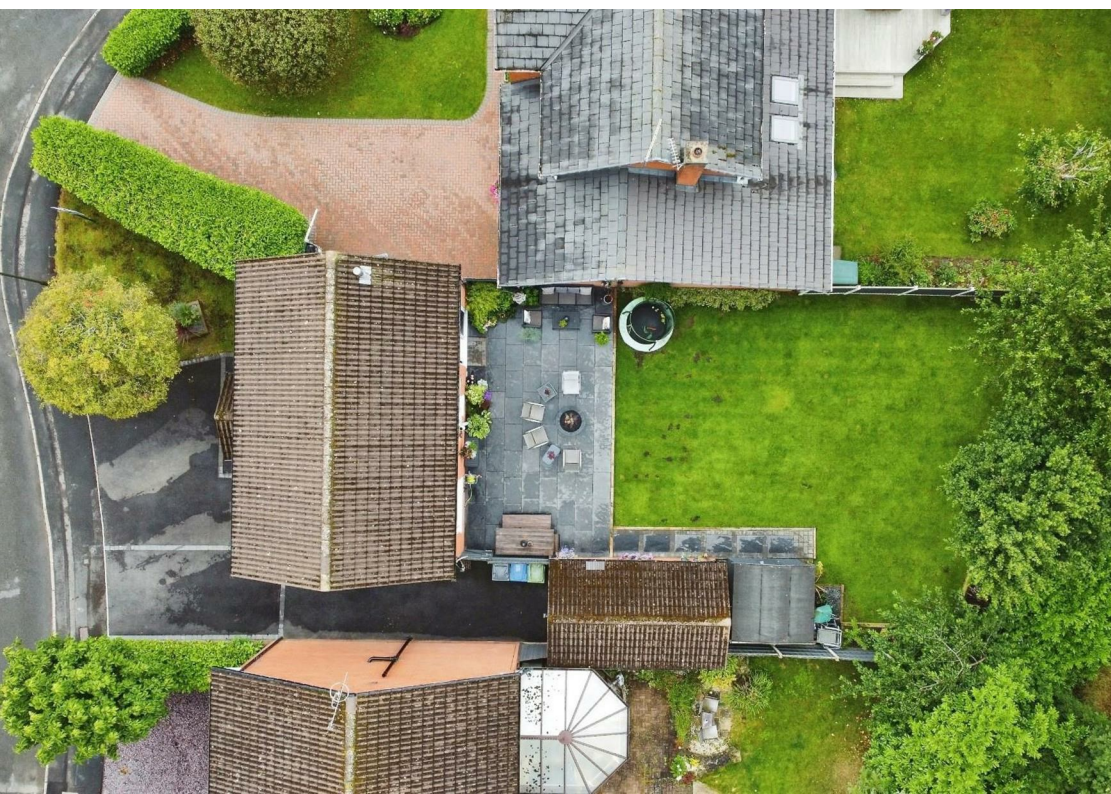
Gas central heating and uPVC double glazed windows.

Large, private enclosed rear garden and patio. Plenty of off street parking and a detached garage.

Don't miss out on viewing this perfect family home, call Hunters to book your viewing now!

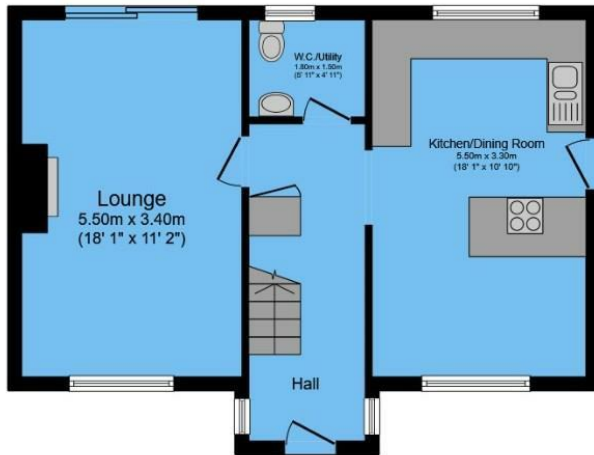
Freehold, Tax Band D, EPC Rating D.



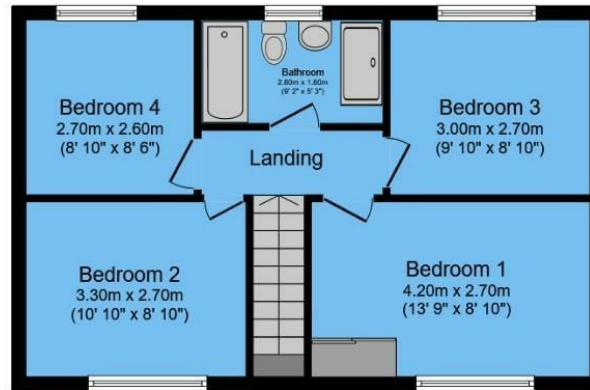


ENERGY PERFORMANCE CERTIFICATE

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.



Ground Floor



First Floor



Outbuilding

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(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

Total floor area 110.0 m² (1,184 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.



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