



20 Cross Street, Saltergate, Chesterfield, S40 4TS

- SPACIOUS SEMI DETACHED HOUSE
- LOUNGE AND DINING ROOM WITH BAY WINDOWS
 - 3 BATHROOMS
- DETACHED GARAGE AT SIDE
- OVER 4 FLOORS
- 4 GOOD SIZED BEDROOMS
 - PATIO GARDEN
- CALL HUNTERS NOW

Guide Price £350,000 - £360,000

HUNTERS®

HERE TO GET *you* THERE

****GUIDE PRICE £350,000 - £360,000****

Welcome to this **SPACIOUS, 4 BEDROOM, SEMI DETACHED HOUSE** in Saltergate. Situated in a highly sought after area of Chesterfield, with Brookfield School catchment area, close to local amenities, within walking distance of Town Centre & easy access to the Peak District.



With over four floors of living space, on the ground floor you will find the hallway, lounge with bay window and arch into the dining room with bay window, kitchen, porch with sliding door onto the rear garden, and access to the cellar and upper floors.



On the first floor, there are three well proportioned bedrooms, one with a dressing room/walk in wardrobe, and a three piece suite shower room.



Going up to the second floor, there is the spacious, main bedroom, with a large dressing room/walk in wardrobe, and an en suite.

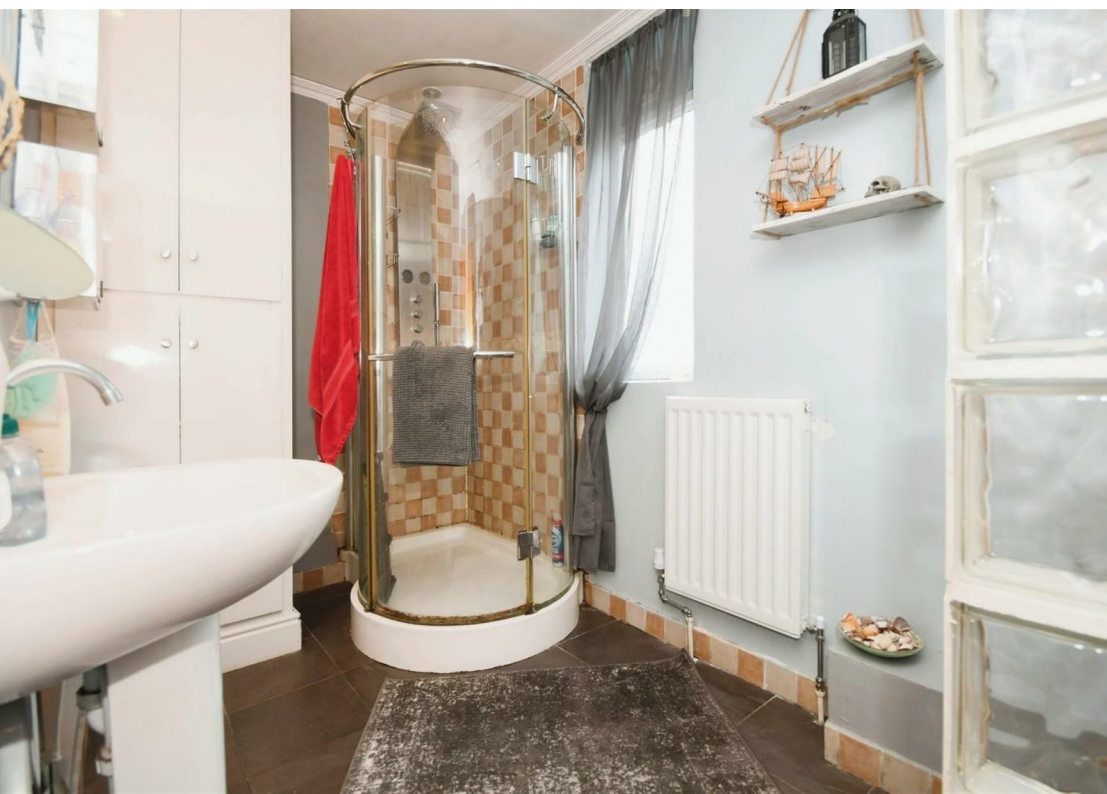


Gas central heating and uPVC double glazed windows.

To the rear there is a patio garden. Detached garage to the side and parking for one car.

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

Freehold, Tax Band A, EPC Rating E.





Total floor area 174.7 m² (1,880 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) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(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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