



## 51 Brookfield Park, Mill Lane, Old Tupton, Chesterfield, S42 6AF

- NO UPWARD CHAIN
- 2 GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE
- IDEAL RETIREMENT PROPERTY
- WELL PRESENTED PARK HOME
- MODERN SHOWER ROOM
- RESIN DRIVE AND PATIO
- CALL HUNTERS NOW

**Offers In The Region Of £160,000**



## Welcome to this NO CHAIN, 2 BEDROOM, MODERN PARK HOME.

Fantastic location on the site with countryside views. Situated the South side of Chesterfield, Old Tupton, has it's own local amenities, easy access to Clay Cross village, highly reputable secondary school, close to country walks, five pits trail & within easy reach of M1 J29.

This extremely well maintained property comprises of a hallway, spacious lounge, fitted kitchen/diner, two bedrooms with bay windows, and a modern, three piece suite shower room.

Gas central heating (LPG) and uPVC double glazed windows.

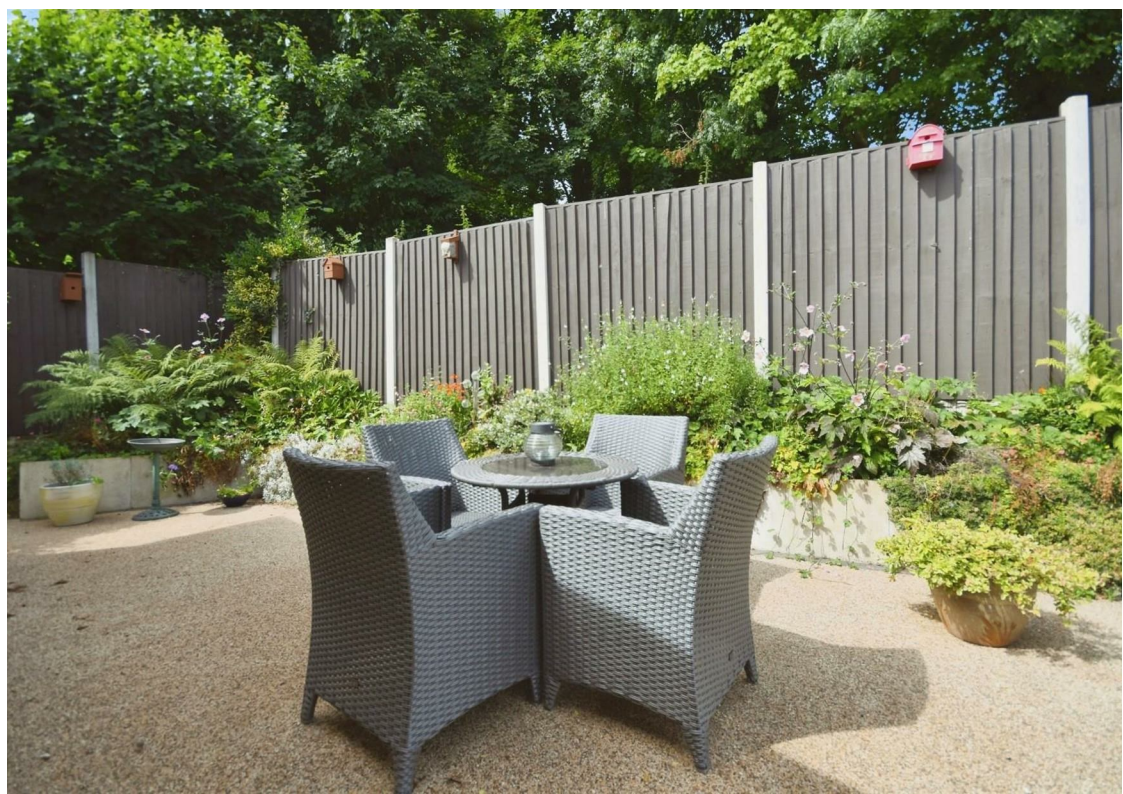
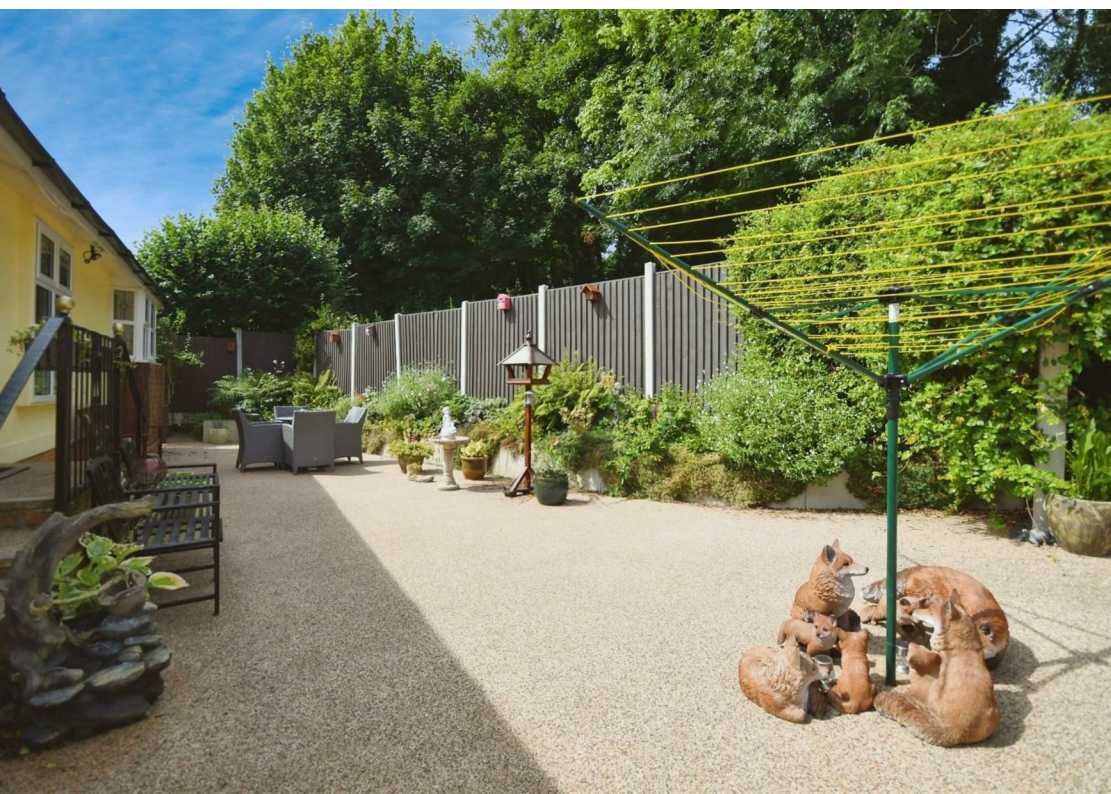
Fully enclosed, private, landscaped resin rear patio. Resin driveway for two cars.

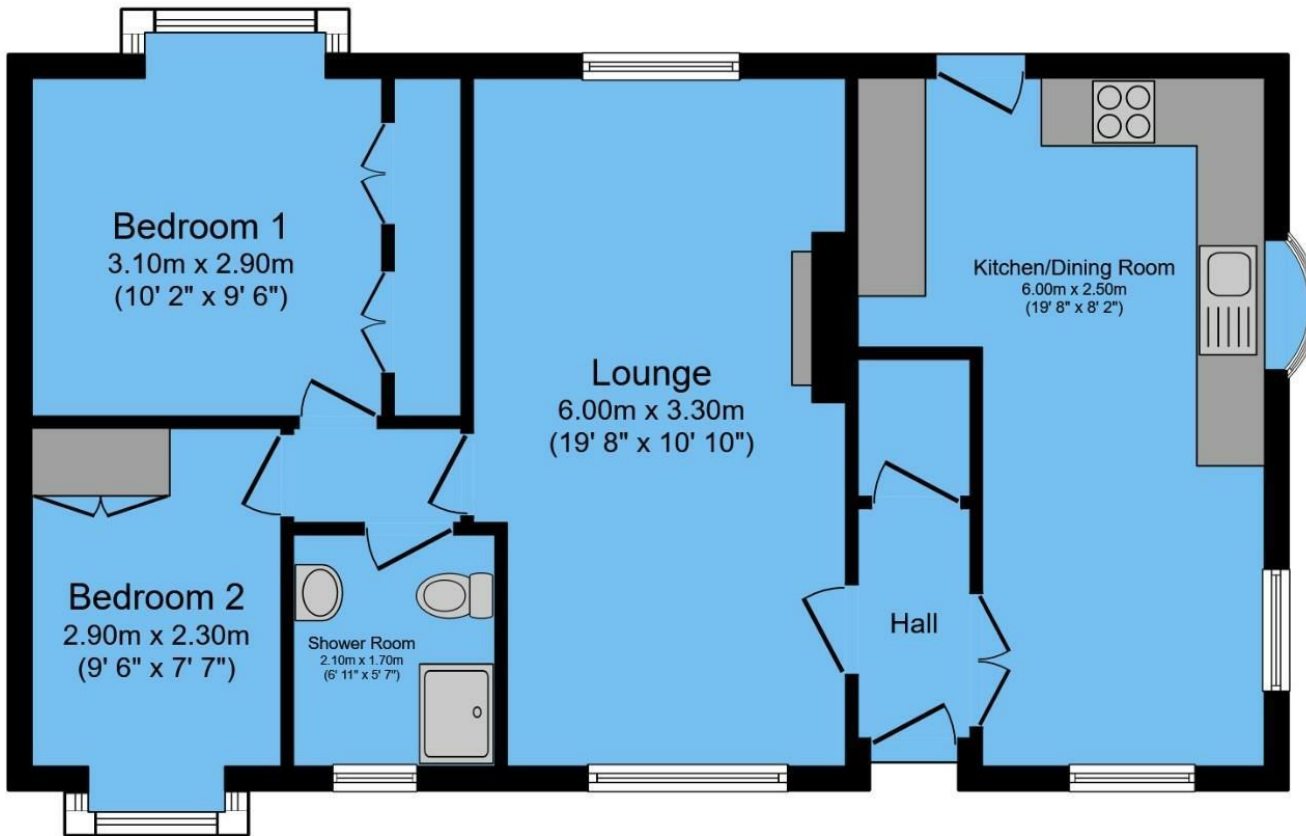
Over 55s only, ideal for someone who is looking to retire within a wonderful community.

Don't miss out on viewing this property - Call Hunters to book yours now!

Council Tax Band A, Pitch Fee of £203.69 per month.







Total floor area 67.5 m<sup>2</sup> (726 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.

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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