



8 Glenthorne Close, Brampton, Chesterfield, S40 3AR

- NO UPWARD CHAIN
- EXTENDED 3 BEDROOM DETACHED
 - WIDE HALLWAY
- LOTS OF OFF STREET PARKING
- CUL DE SAC LOCATION
- SPACIOUS LOUNGE
- CONSERVATORY
- CALL HUNTERS NOW

Offers In The Region Of £325,000

HUNTERS®
HERE TO GET *you* THERE

NO CHAIN, EXTENDED, 3 BEDROOM DETACHED HOUSE, located in a cul de sac in Brampton. Situated in within easy reach of Town Centre, walking distance to the "Hub" of Chatsworth Road restaurants, hairdressers, pubs, cafes & more. Catchment area for Brookfield School.

As you enter this property, you will find the wide entrance hall, spacious lounge with sliding doors into the conservatory, dining room, kitchen, utility, and a WC.

Going upstairs, there are three well proportioned bedrooms, and a 3 piece suite shower room.

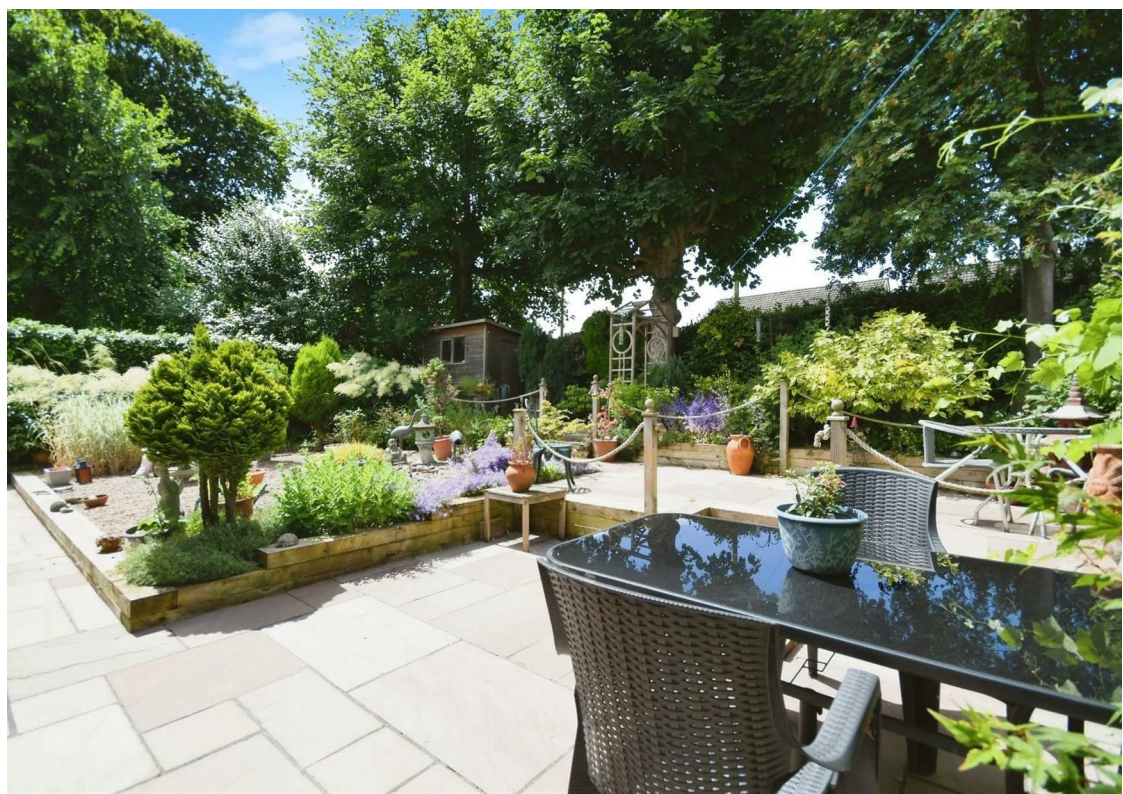
Gas central heating (combi boiler) and uPVC double glazed windows.

Enclosed rear garden offering privacy. To the front, there is a block paved driveway with provides lots of off street parking and an attached single garage.

Don't miss out on viewing this property, ready to put your own stamp on! 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.

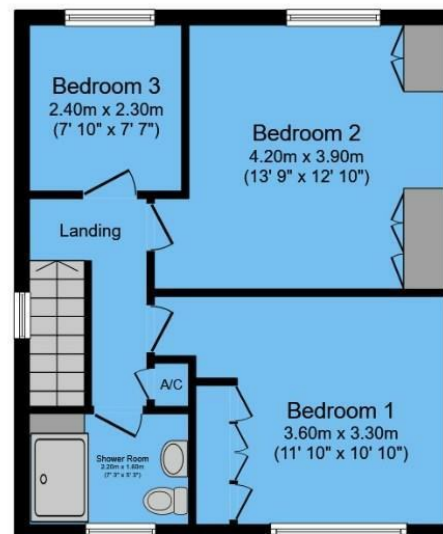
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Ground Floor



First Floor

Total floor area 136.2 m² (1,466 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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