

# SOLD

subject to contract



## 27 Markham Road, Duckmanton, Chesterfield, S44 5ER

- WELL PRESENTED PROPERTY
  - OPENING INTO LOUNGE
  - 3 PIECE SUITE BATHROOM
  - TAX BAND A, EPC RATING C
- DINING ROOM WITH BAY WINDOW
  - GOOD SIZED BEDROOMS
- EASY TO MAINTAIN REAR GARDEN
  - CALL HUNTERS NOW

**Offers In The Region Of £170,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# 3 BEDROOM, SEMI DETACHED HOUSE, Located in Duckmanton.

Perfect location for transport links including motorway J29A. Local shops and amenities are within the area. Schools are within the local catchment area and green space is all around.



As you enter this well presented property, you will find: the hallway, dining room with bay window which opens into the lounge, kitchen, and pantry.



Going upstairs, there are 3 well proportioned bedrooms, and a tiled, 3 piece suite bathroom.

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



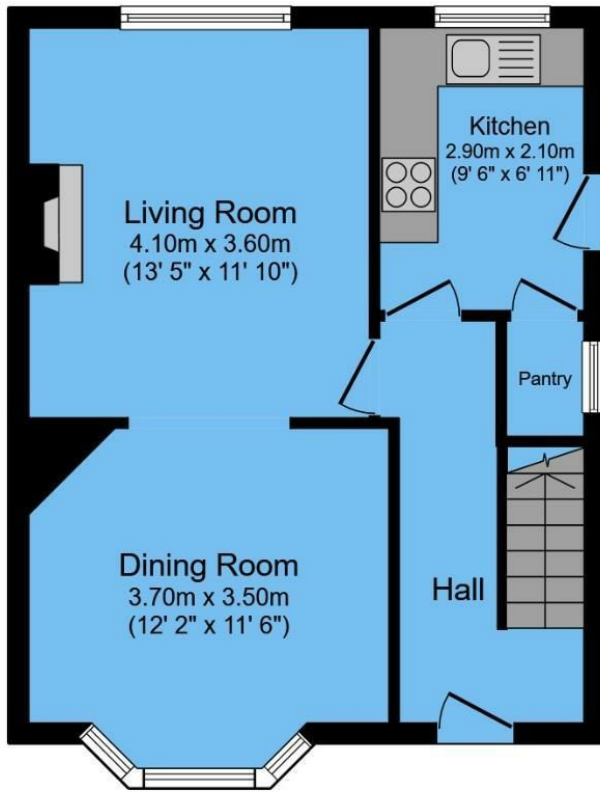
To the rear of the property is a good sized garden, side porch with laundry room. Driveway parking at the front with electric car charging point.



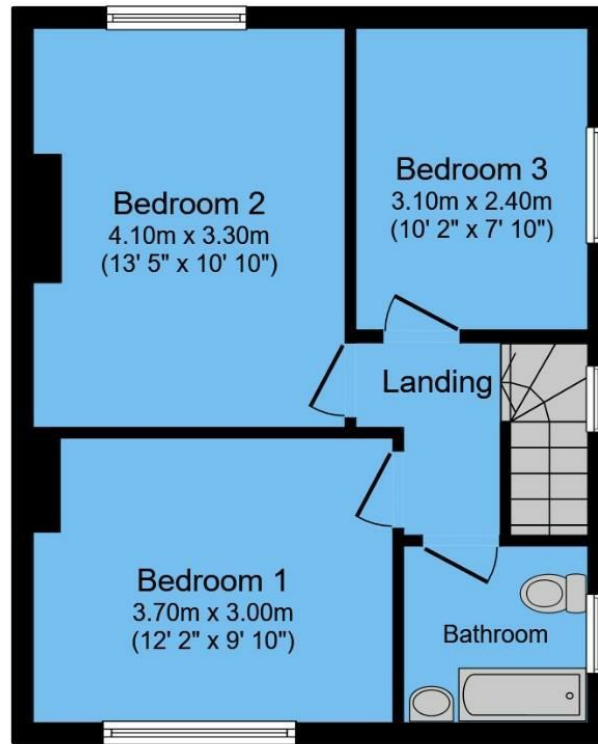
Don't miss out on viewing this, call Hunters to book now!

Freehold, Tax Band A, EPC Rating C.





**Ground Floor**



**First Floor**

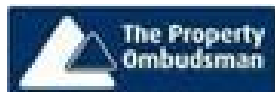
Total floor area 82.0 m<sup>2</sup> (883 sq.ft.) approx

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			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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