



## 174 Manor Road, Brimington, Chesterfield, S43 1NW

- NO UPWARD CHAIN
- CONSERVATORY
- TWO BATHROOMS
- DRIVEWAY PARKING
- LOUNGE WITH BAY WINDOW
- TWO BEDROOMS
- SPACIOUS REAR GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £170,000**

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

**OFFERED WITH NO CHAIN - WONDERFUL HOME WITH DRIVEWAY PARKING TO MAKE YOUR OWN - PERFECT FOR FIRST TIME BUYERS!**

Originally a three bedroom, one bathroom property but currently laid out as a two bedroom, two bathroom as the current shower room was the third bedroom & can easily be adopted to create the third bedroom again with one bathroom.

Located in the popular residential area of Brimington, close to village amenities and with great public transport connections to Chesterfield.

Downstairs, as you enter the hall, you will find the lounge with bay window, kitchen, conservatory with doors onto the rear garden, and a WC.

Going upstairs, there are two bedrooms, the main one benefitting from built in wardrobes, a three piece suite shower room, and a separate bathroom.

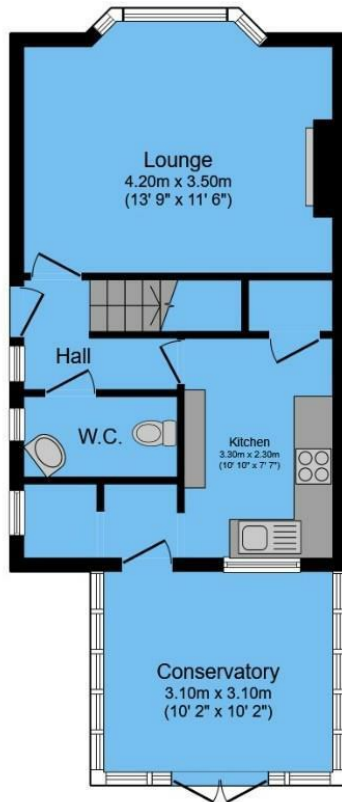
**WESTERLY FACING REAR GARDEN!** To the rear, there is a spacious rear garden with patio space. A the front, there is driveway parking for one car.

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

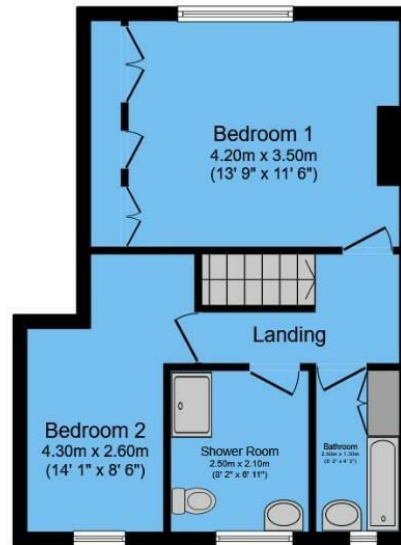
Freehold, Tax Band A, EPC Rating D.







**Ground Floor**



**First Floor**

## 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) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

Total floor area 91.2 sq.m. (982 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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