

SOLED

subject to contract



5 Robertsons Avenue, Duckmanton, Chesterfield, S44 5JR

- GREAT STARTER HOME
- SPACIOUS KITCHEN DINER
- VERY SPACIOUS GARDEN
- TAX BAND A
- 3 GOOD SIZED BEDROOMS
- 3 PIECE SUITE SHOWER ROOM
- DRIVEWAY PARKING
- CALL HUNTERS NOW

Offers In The Region Of £160,000

HUNTERS[®]
HERE TO GET *you* THERE

**OFFERED WITH NO CHAIN - welcome to this
3 BEDROOM END TERRACED HOUSE - A
GREAT STARTER HOME OR AFFORDABLE
FAMILY HOME!**

Situated 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.

This property comprises of: a lounge, spacious kitchen diner with doors out onto the rear garden, three well proportioned bedrooms, and a tiled three piece suite shower room.

Gas central heating and uPVC double glazed windows.

Driveway parking to the front.

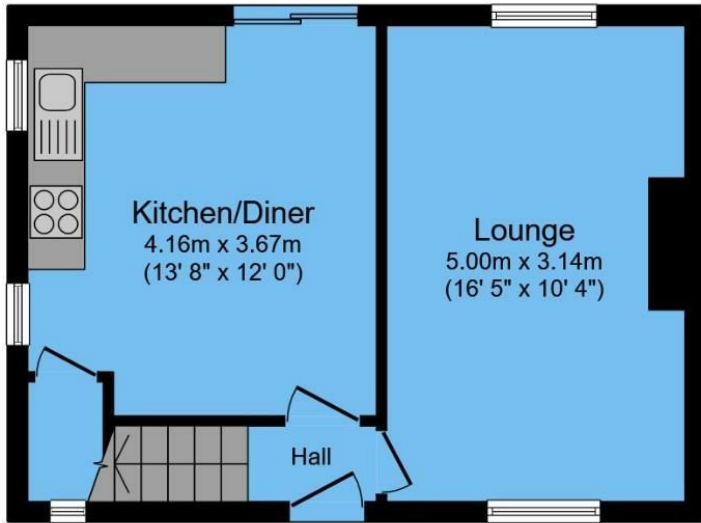
At the rear there is a **VERY LARGE, SOUTH FACING** rear garden with patio area!

Call Hunters to book your viewing on this property now! Calls answered 24/7.

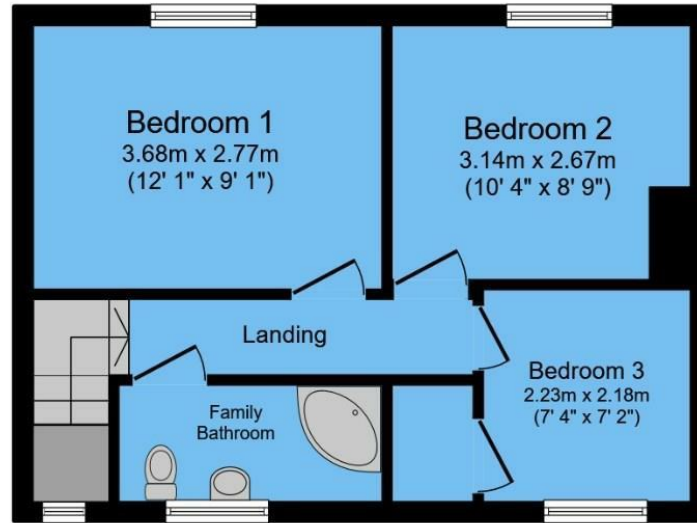
Freehold, Tax Band A, EPC Rating D.







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) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(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

Total floor area 69.1 sq.m. (743 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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