

# SOLD

subject to contract



## 12 Middle Lane, Danesmoor, Chesterfield, S45 9DH

- NO UPWARD CHAIN
- HEAD OF CUL DE SAC
  - 2 BATHROOMS
- DRIVEWAY PARKING
- PERFECT FAMILY HOME
- 4 GOOD SIZED BEDROOMS
- WELL MAINTAINED GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £250,000**

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



OFFERED WITH NO CHAIN - VIEW NOW, THIS FOUR BEDROOM  
DETACHED FAMILY HOME.

Situated in Danesmoor, you are in a great location for many local shops and amenities, excellent transport links, and essential bus routes. There are a number of highly regarded schools in the area, and there is plenty of green space, including Sharley Park.

On the ground floor you will find the hallway, WC, lounge with bay window, dining room with double doors out onto the rear garden, and modern kitchen.

To the first floor are four well proportioned bedrooms (wardrobes can be included), one benefitting from a three piece shower room on suite, and a three piece suite family bathroom.

Gas central heating (combi boiler which has built in wifi) and uPVC double glazed windows.

Outside there is a well maintained rear garden with patio and decking. To the front there is an attached garage and driveway parking.

Don't miss out on making this your perfect family home - call Hunters now!

Freehold, Tax Band D, EPC Rating C.

The current sellers have owned the property since built in 2007 & the home has been really well looked after;

In garage, Worcester Bosch boiler, a year old, and recently inspected by British Gas.

AEG induction hob and extractor, Bosch double oven, and American style fridge/freezer also a year old. Washing machine and dishwasher included.

All curtains, blinds, light fittings, bathroom cabinets included.

Ceiling fan in main bedroom.

Under-stairs cupboard with shelving offers additional storage.

Good quality fan heater in en-suite.

Some radiators fitted with wi-fi thermostatic valves.

Garage door is electric & in the garage several good quality metal cabinets and wooden workbench.

In garden there is electricity, including to the shed and taps front & back.

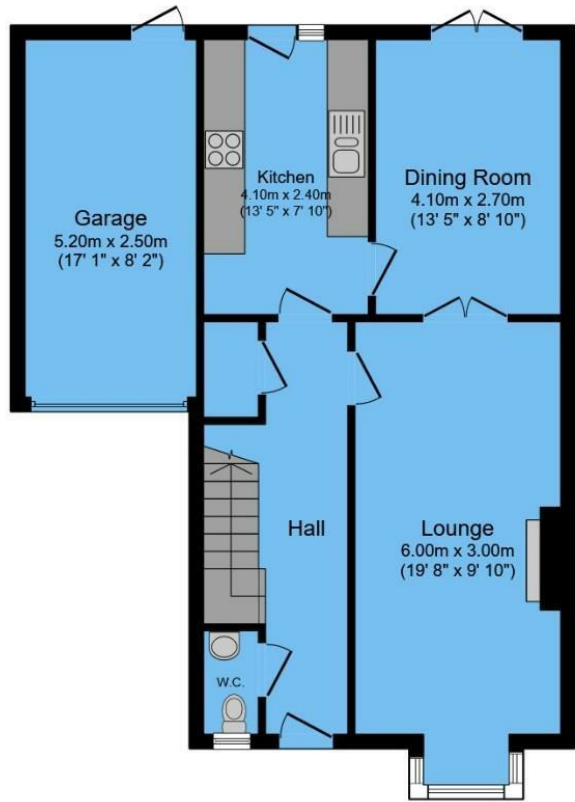
Loft - partially boarded including shelving & lighting with easy access via built-in loft ladder.



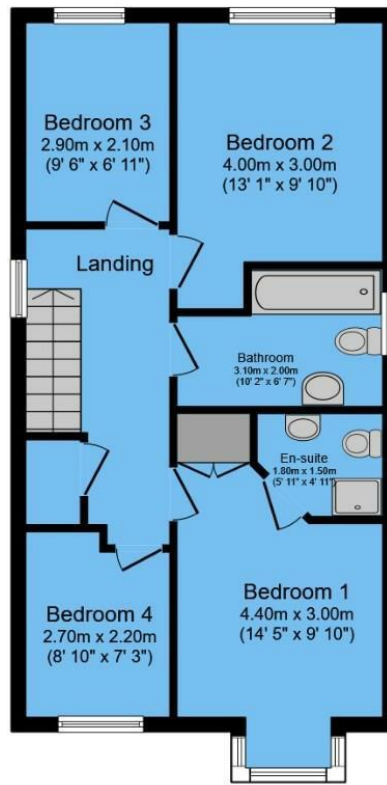








**Ground Floor**



**First Floor**

Total floor area 120.4 sq.m. (1,296 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	84
(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

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