



20 Fairfield Road, Saltergate, Chesterfield, S40 4TP

- CHARACTERISTIC TERRACED HOUSE
- OVER 1,500 SQUARE FEET OF LIVING
 - EXTENDED KITCHEN DINER
- MOVIE ROOM WITH WINE CELLAR
- FOUR STOREY
 - NO CHAIN
- 4 PIECE SUITE BATHROOM
- BLOCK PAVED GARDEN

Offers In The Region Of £230,000

HUNTERS®
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - TAKE A LOOK AT THIS CHARACTERISTIC - FOUR STOREY, BAY WINDOWED THREE BEDROOM TERRACE.

Situated in a highly sought after area of Chesterfield, with Brookfield School catchment area, close to local amenities, within walking distance of Town Centre & easy access to the Peak District.

OFFERING OVER 1,500 SQUARE FEET OF LIVING ACCOMMODATION, viewing is advised of this wonderful home, comprising:-

Ground floor:- side entrance door into the hallway, front sitting room & beautiful, extended kitchen / diner to the rear of the property with a conservatory off.

Lower ground floor:- there is the well equipped movie room with wine cellar. This room could also have other uses included a guest bedroom, office or playroom.

On the first floor:- two good sized bedrooms & four piece family bathroom.

The second floor is the third bedroom in the attic space.

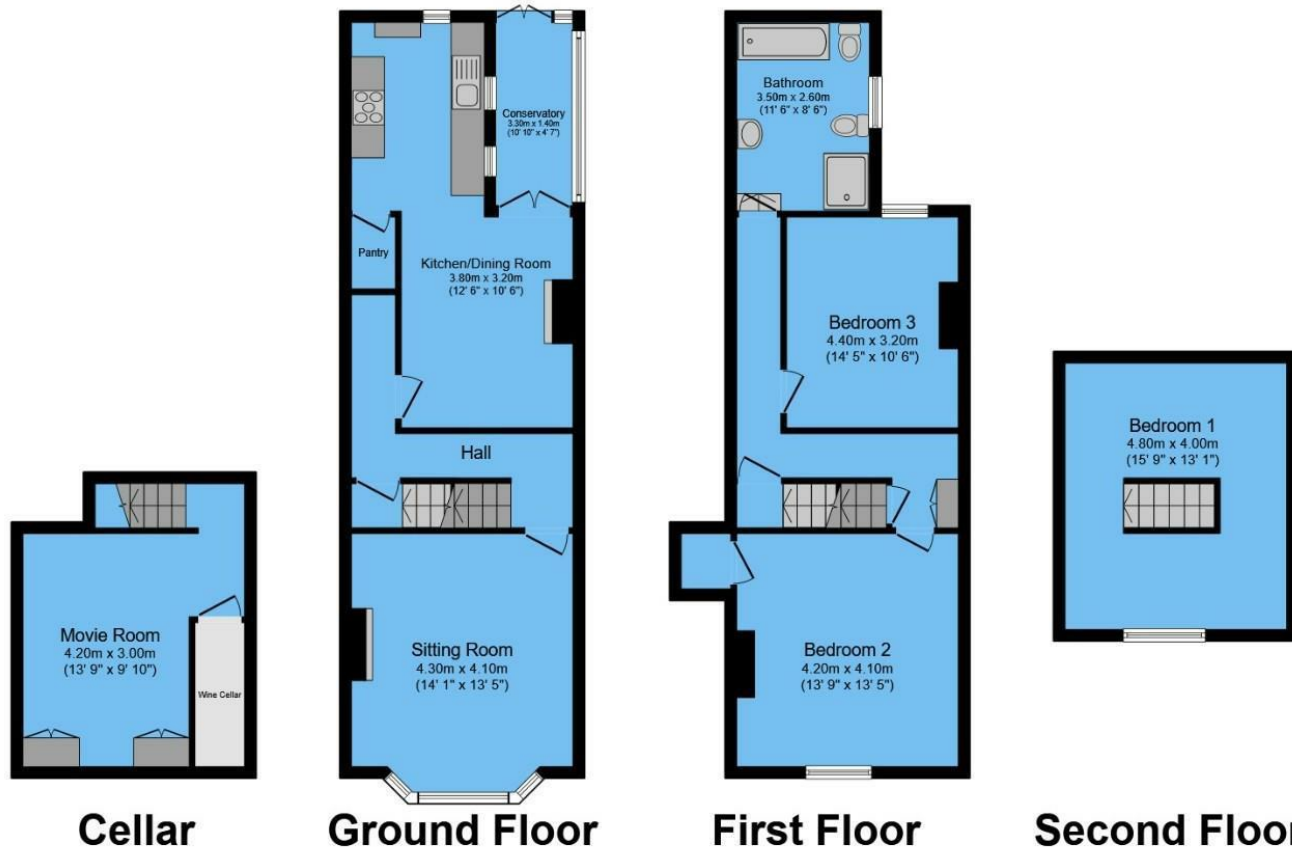
Outside sees on road parking, the rear garden is blocked paved & provides a quiet place to sit out & relax.

FREEHOLD - COUNCIL TAX BAND B

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOURS!







Total floor area 142.1 m² (1,529 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			
(69-80) C			76
(55-68) D		53	
(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

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